

# Comparative Market Analysis

## Listing Details

July 01, 2008

This page details the comparable listings contained in this market analysis.

### 301 Manhattan



Status:	Closed Sale	Bedrooms:	3
List Date:	04/10/2008	Bathrooms:	3
Area:	Hermosa Bch Sand	Sqft:	2108
LP:	\$1,299,000	SP:	\$1,289,000
Listed:	04/10/2008	Built:	2003
DOM:	81	Lot Size:	

**Huge Price Reduction!!! Highly motivated Seller!!! Amazing 3 bedroom, 3 1/2 bathroom, 2108 sq ft contemporary home. This brilliant design looks and feels like a new SFR home. (With no common walls and an inactive HOA, maybe it is!) Plus, you will surely enjoy the private gated yard/area, 2 car garage, additional 2 car driveway and "Fifth" car driveway/street parking permit. This designer home boasts New Carpet, Pristinely Refinished Hardwood Floors, High End Fixtures/Finishes and 2 Ocean View Decks (Living Room Deck has a built in BBQ) perfect for lazy summer days. When you are ready to take in some Hermosa Beach Surf, you are only a block from the beach. At dusk, stroll downtown and enjoy Hermosa's wonderful culinary cuisine and exciting beach nightlife.**



### 43 Monterey

Status:	Closed Sale	Bedrooms:	3
List Date:	01/21/2008	Bathrooms:	3
Area:	Hermosa Bch Sand	Sqft:	2437
LP:	\$1,499,000	SP:	\$1,400,000
Listed:	01/21/2008	Built:	2007
DOM:	101	Lot Size:	3,607

**BRAND NEW, DETACHED TOWNHOUSE IN THE SOUTH BAY. THE AESTHETICS OF THE PROPERTY DO NOT DISAPPOINT – WITH INDIVIDUAL COURTYARDS, BEAUTIFUL STONE WORK AND EXQUISITE LAND SCAPING. YOU WILL BE MORE IMPRESSED INSIDE WITH BRAZILLIAN CHERRY ON THE FLOORS, RICH APPOINTMENTS OF TILE, GRANITE, AND SATIN COPPER FIXTURES IN THE BATHS, AND REFINED AND ATTRACTIVE CABINETRY AND APPLIANCES IN THE KITCHENS. THE LIVING AND ENTERTAINING TOP FLOOR IS OPEN AND BRIGHT, AND THE 300SQFT ROOFTOP DECK OFFERS VIEWS OF MALIBU, SAILBOATS IN THE HARBOR, AND SAND AND WHITE-WATER.**



### 1721 Monterey

Status:	Closed Sale	Bedrooms:	4
List Date:	04/24/2008	Bathrooms:	4
Area:	Hermosa Bch Sand	Sqft:	4968
LP:	\$3,900,000	SP:	\$3,800,000
Listed:	04/24/2008	Built:	2006
DOM:	22	Lot Size:	2,718

**Dramatic contemporary home offers unrivaled panoramic views of the ocean & coastline from PV to Malibu. Extensively appointed using the finest materials, the attention to detail creates a truly magnificent home. The gourmet kit has Caesar stone & granite counters, top of the line stainless appliances, & walk-in pantry. The great rm, w/fireplace, has fabulous views & sliding doors leading to the outdoor living area with fireplace, hot tub, cooking area + unparalleled views! The master suite has fireplace & balcony + two lrg closets & yummy bath. There are 3 additional bedrooms, 2 offices, gym, wine rm, entry living rm, extra storage & 4 car garage. The home has CAT 5 wiring, programmable lighting system, surround sound audio system, security system, security camera system, Anderson windows & French doors, Brazilian cherry hardwood floors, copper rain gutters, 5 fireplaces, & grassy front yard w/lighting & auto sprinklers. Perfect for family living or large scale entertaining.**

# Comparative Market Analysis

## Listing Details

July 01, 2008

This page details the comparable listings contained in this market analysis.



### 41 19th Street

Status:	Closed Sale	Bedrooms:	4
List Date:	03/26/2008	Bathrooms:	6
Area:	Hermosa Bch Sand	Sqft:	5652
LP:	\$3,999,000	SP:	\$3,800,000
Listed:	03/26/2008	Built:	1987
DOM:	0	Lot Size:	3,705

Spacious Beach House Duplex located on a highly coveted walk street only steps from the Sand! Main house features 3 bedrooms, a main floor room currently used as a 4th bedroom, 3 Baths, Large Office and a loft with amazing water water ocean views perfect for the home gym. A super spacious and open great room with lots of natural light leads to the huge front patio perfect for entertaining. A gourmet kitchen with both a separate eating area and a formal dining room that lead to a quiet private patio. Master Bedroom features both his and her oversized walk in closets, a master bath with spa tub and a deck with ocean views that leads up to the third level deck with Jacuzzi. Back unit located above the 2 car garage features 1 bedroom & a loft that can easily be used as a second bedroom, 2 full baths, hardwood floors and 2 decks. rear unit is currently being rented.



### 3123 Hermosa

Status:	Closed Sale	Bedrooms:	3
List Date:	06/16/2008	Bathrooms:	3
Area:	Hermosa Bch Sand	Sqft:	2118
LP:	\$6,000,000	SP:	\$6,000,000
Listed:	06/16/2008	Built:	1925
DOM:	5	Lot Size:	2,731



### 736 Gould 18

Status:	Closed Sale	Bedrooms:	3
List Date:	01/10/2008	Bathrooms:	2
Area:	Hermosa Bch Valley	Sqft:	1837
LP:	\$769,000	SP:	\$760,000
Listed:	01/10/2008	Built:	1980
DOM:	132	Lot Size:	2,003

AMAZING VALUE! Price Reduced dramatically. Absolutely beautiful townhouse with gorgeous ocean views, from Palos Verdes to Catalina Island to Malibu! Totally updated inside, this is a home to move right into and be proud of. Located West of PCH, it's only 1/2 mile from the ocean and beach. Walking distance to coffee shops, restuarants, and businesses as well. VERY QUIET home. Located on ground level of complex, right across from the gorgeous pool and spa facility. Fantastic value - this is priced to sell FAST. Home inciudes brand new hardwood floors throughout, granite kitchen, full size wine refirgerator, built-in bookcase, and more!

# Comparative Market Analysis

## Listing Details

July 01, 2008

This page details the comparable listings contained in this market analysis.



### 704 1st

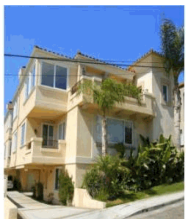
Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>03/09/2008</b>	Bathrooms:	<b>2</b>
Area:	<b>Hermosa Bch Valley</b>	Sqft:	<b>2335</b>
LP:	<b>\$1,099,000</b>	SP:	<b>\$1,035,000</b>
Listed:	<b>03/09/2008</b>	Built:	<b>1991</b>
DOM:	<b>72</b>	Lot Size:	

MRS. CLEAN LIVES HERE! HERMOSA BEACH BEAUTY. THIS FRONT DETACHED TOWNHOME IS BETTER THAN NEW! THIS GREAT FLOOR PLAN INCLUDES 3 BEDROOMS AND 2.5 BATHS. THE LARGE MASTER SUITE INCLUDES A SEPERATE SITTING ROOM WITH A DOUBLE SIDED FIRE PLACE FOR THOSE COOL WINTER NIGHTS. THE MASTER ALSO BOAST A VERY LARGE BATHROOM WITH A LARGE SHOWER AND A SPA TUB. THIS BEAUTY HAS A FORMAL LIVING AREA A FORMAL DINING ROOM AND A FAMILY ROOM WITH A TUSCAN STYLE FIRE PLACE. THE KITCH HAS GRANITE COUNTER TOPS AND STAINLESS STEELE APPLIANCES. THERE IS ALSO AN EAT IN KITCHEN. THERE IS A WONDERFUL LARGE PANTRY AREA. THIS HOME ALSO BOAST TWO DECKS ONE WITH A GREAT OCEAN VIEW.

THE TWO CAR GARAGE IS ATTACHED. THIS HOME IS A MUST SEE!

CLOSE TO THE BEACH, DOWNTOWN HERMOSA BEACH, TOP NOTCH RESTAURANTS AND ENTERTAINMENT, REDONDO BEACH PIER AND WATER SPORTS, GYMS, BIKE PATH. TWICE A YEAR HOMETOWN FAIRS. GREAT SCHOOLS IN HERMOSA VIEW, HERMOSA VALLEY, MIRA COSTA AND REDONO HIGHS

BEAUTIFUL DAY AND NIGHT. VERY ROMANTIC



### 651 11th

Status:	<b>Closed Sale</b>	Bedrooms:	<b>4</b>
List Date:	<b>05/06/2008</b>	Bathrooms:	<b>3</b>
Area:	<b>Hermosa Bch Valley</b>	Sqft:	<b>2774</b>
LP:	<b>\$1,350,000</b>	SP:	<b>\$1,330,000</b>
Listed:	<b>05/06/2008</b>	Built:	<b>1999</b>
DOM:	<b>9</b>	Lot Size:	<b>2,365</b>

Spectacular ocean views fill the open living room, dining area and kitchen of this detached 4-bedroom 3½ bath townhome. The top floor is great for entertaining with a spacious floor plan and a gourmet kitchen with center island, breakfast bar and walk-in pantry. The balcony off the living area is ideal for BBQ's while a wet bar and fireplace add comfort and convenience. The large roof top deck that's easily accessible from the living area offers panoramic ocean views from PV to Malibu, and its ready for your hot tub. Three large bedrooms on the first floor include a master suite with spa tub, separate shower, walk-in closet and a private balcony. The fourth bedroom with its own bathroom on the lower floor is perfect for guests. Oversized 2-car garage has extra storage space and is ready for a dumbwaiter. Easy walk to the pier, beach, shops and great restaurants. Inactive HOA. Very motivated sellers want to sell now!

# Comparative Market Analysis

## Listing Details

July 01, 2008

This page details the comparable listings contained in this market analysis.



### 548 21st

Status:	<b>Closed Sale</b>	Bedrooms:	<b>5</b>
List Date:	<b>03/25/2008</b>	Bathrooms:	<b>4</b>
Area:	<b>Hermosa Bch Valley</b>	Sqft:	<b>3578</b>
LP:	<b>\$2,399,000</b>	SP:	<b>\$2,200,000</b>
Listed:	<b>03/25/2008</b>	Built:	<b>2007</b>
DOM:	<b>29</b>	Lot Size:	<b>4,900</b>

A CRAFTSMAN IN THE "SLEEPY HOLLOW" AREA OF HERMOSA BEACH .....IN THE VALLEY AREA JUST NORTH OF HERMOSA VALLEY SCHOOL. BUILT BY L&L HOMES, AND DESIGNED BY MARK TROTTER..... EXQUISITE FINISH AND DETAIL THROUGHOUT, FLOORPLAN INCLUDES A HUGE FAMILY ROOM WITH ADJOINING ISLAND KITCHEN, ALL LOOKING OUT ON THE REAR YARD, FORMAL DINING AREA, CONVERTIBLE LOWER LEVEL BEDROOM/OFFICE, BREAKFAST NOOK AND LAUNDRY ROOM. INCLUDES 3 CAR GARAGE..... FEATURES INCLUDE JENNAIR APPLIANCES, COOKTOP, WALL OVE, WARMING DRAWER, WINE REFRIG, BUILT-IN REFRIERATOR, AND GRANITE ISLAND WITH BAR OVERHANG. OTHER FEATURES INCLUDE CEILING FANS, INTERCOM, SECURITY SYSTEM, OUTSIDE PATIO WITH STONE FINISH.



### 845 14th

Status:	<b>Closed Sale</b>	Bedrooms:	<b>2</b>
List Date:	<b>02/01/2008</b>	Bathrooms:	<b>1</b>
Area:	<b>Hermosa Bch East</b>	Sqft:	<b>986</b>
LP:	<b>\$829,000</b>	SP:	<b>\$790,000</b>
Listed:	<b>02/01/2008</b>	Built:	<b>1952</b>
DOM:	<b>86</b>	Lot Size:	<b>3,727</b>

Live in now - build later! Home is situated on a no-drive-through street - like a cul-de-sac. Feels like a walk street. Some ocean views from front and back. Well-maintained and in move-in condition with hardwood floors, ceiling fan, window blinds. Remodeled kitchen with tile counters, wood cabs, 2 pantries and garden window. Laundry is in kitchen area. Adjacent to kitchen is family room which could be in-home gym, office, playroom, etc...Big (pool-sized) yard has patio and grass area (with view), plus room for garden. Attached 2-car garage. Lot size approx 50x75 offers lots of potential! Super close to Pier Avenue shops, restaurants, banks, grocery, post office and more! Only blocks to the beach!

### 1045 14th



Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>03/18/2008</b>	Bathrooms:	<b>2</b>
Area:	<b>Hermosa Bch East</b>	Sqft:	<b>2400</b>
LP:	<b>\$1,039,000</b>	SP:	<b>\$1,018,000</b>
Listed:	<b>03/18/2008</b>	Built:	<b>1948</b>
DOM:	<b>61</b>	Lot Size:	<b>3,750</b>

**BACK ON THE MARKET!** Large, absolutely charming family home in desirable, low-traffic quiet Hermosa Beach neighborhood. Just 3/4 mile from beach, West of Prospect Ave.; warm & welcoming, gorgeous hardwood floors throughout, original wood paneling, tons of built-ins, and two fireplaces. \*\*Fully-finished, totally permitted and well-lit subterranean level features 700+ sqft in-law apt/ artists studio with full-bath, fireplace, kitchen area and separate entrance.

Short walk to Hermosa View and Hermosa Valley schools (elementary and middle schools). Also, short walk to Pier Avenue restaurants, 24hr Fitness, and grocery. New paint & landscaping, lots of storage, tire swing and front yard great for kids, deck off kitchen perfect for BBQ leading to brick patio & surfer shower in back.

This home is absolutely one of a kind, and must be seen!

# Comparative Market Analysis

## Listing Details

July 01, 2008

This page details the comparable listings contained in this market analysis.



### 834 Prospect

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>04/03/2008</b>	Bathrooms:	<b>2</b>
Area:	<b>Hermosa Bch East</b>	Sqft:	<b>2145</b>
LP:	<b>\$1,199,000</b>	SP:	<b>\$1,150,000</b>
Listed:	<b>04/03/2008</b>	Built:	<b>2007</b>
DOM:	<b>57</b>	Lot Size:	<b>3,084</b>

Beautiful new single family home built by Kim Komick of KKC Development. This home is aprx. 2,167 sq ft with 3 bd/2.5 ba w/ top of the line finishes. It has beautiful Oak hardwood floors in the upstairs living areas and stairwell, vaulted ceilings, custom Alder cabinets and built-ins throughout including built-in cabinets in the living room, master hallway, and master bedroom. The master bedroom suites boast 2 skylights which fill the rooms with natural sunlight. The luxurious master baths have natural stone finishes, a separate shower & spa tub, and plenty of custom built-in drawers. The impressive gourmet kitchens include wall to wall custom Alder cabinets which have built-in hampers, lazy susans and pantries, Kitchen Aid Professional "Energy Star" stainless steel appliances & large granite island w/ dark designer stained cabinetry. Upgrades include custom wiring for high speed internet & high definition surround sound audio video. \*\*58" Plasma TV included in the sale of this home!\*\*