

# Comparative Market Analysis

## Listing Details

April 02, 2008

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



### 916 Sunset

Status:	<b>Closed Sale</b>	Bedrooms:	<b>4</b>
List Date:	<b>08/20/2007</b>	Bathrooms:	<b>2</b>
Area:	<b>Hermosa Bch Sand</b>	Sqft:	<b>1447</b>
LP:	<b>\$925,000</b>	SP:	<b>\$900,000</b>
Listed:	<b>08/20/2007</b>	Built:	<b>1966</b>
DOM:	<b>66</b>	Lot Size:	<b>1,440</b>

Rare opportunity to own only blocks from the Ocean in the Hermosa Sand section! Imagine the possibilities here, large open living room area, upgraded kitchen and baths, and 4 bedrooms! Rich distressed Oak flooring, and lots of light inside. Includes that sought after 2-car garage. Walk to the Pier or the beach.



### 626 Loma

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>01/10/2008</b>	Bathrooms:	<b>2</b>
Area:	<b>Hermosa Bch Sand</b>	Sqft:	<b>1411</b>
LP:	<b>\$949,000</b>	SP:	<b>\$920,000</b>
Listed:	<b>01/10/2008</b>	Built:	<b>1968</b>
DOM:	<b>60</b>	Lot Size:	<b>3,180</b>

Lowest priced SFR in the Hermosa Sand Section. Great 3 bedroom, 2 bath starter home on an oversized 3,180 square foot lot with great views to the south and east. Home is super clean and largely original with vaulted ceilings in living room and large view windows looking west. Master suite upstairs with two bedrooms and one bath downstairs. Spacious two car garage, large view deck with views of Hermosa Hills and covered patio below, off lower bedrooms. Large lot affords the potential for a HUGE backyard, ideal for kids and pets. Oversized lot, Hermosa Hills views and proximity to the beach truly set this property apart.



### 650 11th A

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>10/28/2007</b>	Bathrooms:	<b>2</b>
Area:	<b>Hermosa Bch Sand</b>	Sqft:	<b>1800</b>
LP:	<b>\$999,000</b>	SP:	<b>\$990,000</b>
Listed:	<b>10/28/2007</b>	Built:	<b>1985</b>
DOM:	<b>86</b>	Lot Size:	<b>2,221</b>

THE BEST DEAL WEST OF PCH UNDER 1 MILL. A+ condition 3 bed, 2.5 bath townhouse. This is the front unit with tons of natural light, ocean and city views, easy access 2 car garage, walking distance to downtown Hermosa, jog path, tennis courts, post office, and Hermosa Farmers market. This unit has been impeccably maintained. All rooms are good size. three decks, fireplace, wetbar, laundry room, 3rd floor living room opens up to big sunny deck. its perfect!!

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### 316 29th Crt

Status:	<b>Closed Sale</b>	Bedrooms:	<b>2</b>
List Date:	<b>11/07/2007</b>	Bathrooms:	<b>2</b>
Area:	<b>Hermosa Bch Sand</b>	Sqft:	<b>1280</b>
LP:	<b>\$1,099,122</b>	SP:	<b>\$1,075,000</b>
Listed:	<b>11/07/2007</b>	Built:	<b>1935</b>
DOM:	<b>34</b>	Lot Size:	<b>1,200</b>

This Impeccably Restored North Hermosa Beach Cottage Is like stepping back into a bygone era at the Beach. Capturing and maintaining a genuine 1930's Beach Style with wide staircase, hardwood floors, a corner fireplace and charm that just won't leave you alone. There is nearly 1,300 square feet of living space that includes 2 very spacious bedrooms, each capable of being a master suite. The Downstairs bedroom, however, has a huge walk-in closet, a small den and a beautifully remodeled bath. Upstairs, the cozy living area is calming and airy. The kitchen has granite counters, gorgeous cabinetry and excellent appliances. The best part is the deck with its views of the shimmering blue Pacific Ocean and enough space for a barbeque and table from which to enjoy it. Parking consists of a covered "carport" space adjacent to the home. Don't let the "court" location fool you: this is a clean, quiet, private spot and is in the highly sought after "Baja Manhattan" Corridor, just 3 blocks



### 844 Bard

Status:	<b>Closed Sale</b>	Bedrooms:	<b>4</b>
List Date:	<b>07/18/2007</b>	Bathrooms:	<b>3</b>
Area:	<b>Hermosa Bch Sand</b>	Sqft:	<b>2500</b>
LP:	<b>\$1,499,000</b>	SP:	<b>\$1,450,000</b>
Listed:	<b>07/18/2007</b>	Built:	<b>2007</b>
DOM:	<b>232</b>	Lot Size:	<b>3,450</b>

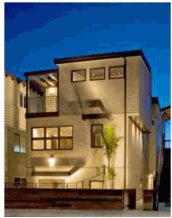
This beautiful custom detached home has approximately 2,500 square feet with 4 beds & 4 baths and a versatile floorplan that allows for a separate family room, bedroom and bath off the lower level, which is perfect for an au pair, nanny, mother in law, roommate or office with its own entrance off the east side of building w/patio area and adjacent to a ton of public parking. The floors, hallways and living areas upstairs have beautiful Hickory hardwood floors. The Gourmet kitchen has gorgeous slab granite counters w/custom contemporary Maple cabinets, Viking stove/range and refrigerator & a huge island for entertaining. Next to the great room is an oversized 17' x 15' deck that looks across the chip path at the swaying majestic Eucalyptus trees & brings tremendous natural light inside. The master bedroom suite has a dual door entry with a luxurious master bath complete with slab limestone counter, designer sinks, Ocean side glass tile walls in shower with Limestone flooring.

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### 2131 Hermosa Ave

Status:	Closed Sale	Bedrooms:	5
List Date:	02/09/2008	Bathrooms:	3
Area:	Hermosa Bch Sand	Sqft:	3500
LP:	\$3,499,000	SP:	\$3,275,000
Listed:	02/09/2008	Built:	2008
DOM:	36	Lot Size:	2,317

Want To Have Strand-Like Views, But Save a Potential \$6million? Enjoy Spectacular Ocean, PV, Malibu and Catalina Views Through No Power Lines. Listen To The Ocean & Enjoy The Breezes In This Elegant Brand New Construction. Designed With The Finest Of Taste, This Home Is Truly A Work Of Art That Screams w/ Character. Located Just One House To The Strand And Sands of North Hermosa Beach. Features Include a Huge Ocean View Rooftop Deck, A 3-Car Garage And 2-Car Parking Driveway, A Tastefully Tiled Wine Room That Awaits Your Best Vintage. A Well-Appointed Gourmet Kitchen With Blizzard Powder Ceaser Stone Countertops And European Style Custom Hard Birch Cabinets. Top Of The Line Appliances Including A 6-Burner Plus Griddle Viking, 48' Refrigerator, Wine Refrigerator & A Double Oven. The Dark Maple Hardwood Floors, Massive Kitchen Pantry, Built-in Wet-Bar With Refrigerator In The Media Room & Tasteful Glass Tile Selections Throughout the Home Make This A Great Value For True Beach Living.



### 3003 The Strand

Status:	Closed Sale	Bedrooms:	6
List Date:	01/04/2008	Bathrooms:	5
Area:	Hermosa Bch Sand	Sqft:	5747
LP:	\$11,900,000	SP:	\$10,600,000
Listed:	01/04/2008	Built:	2008
DOM:	8	Lot Size:	4,000

Stunning ocean front masterpiece. This Beautiful Masterpiece is Designed by Louie Tomaro of Tomaro Architects, and offered by Doukoullos Development and will define the best in Luxury Homes. Modern Design optimized The Strand Living. Will be appointed with the Finest Materials & Workmanship. Features 6 bedrooms, 5 full baths plus a powder room. Approx. 5,747 sq. ft. of living space. Home will have 3 levels with private elevator, Home Theater, Wine Cellar, Great Room, Roof-Top Deck, State of the Art Sound-Entertainment System, Panasonic Phone System, CAT-5 Wiring, Extensive Use of Natural Stone & Hardwood Flooring, Lots of Light & Glass and other Custom Appointments. Interior Design by Interior Inspirations, plus the option to Customize. Completion by Jan/Feb 2008. Modern design with the finest materials and workmanship. Extensive use of natural stone and hardwood flooring. Lots of natural light.



### 617 1st

Status:	Closed Sale	Bedrooms:	4
List Date:	02/13/2008	Bathrooms:	3
Area:	Hermosa Bch Valley	Sqft:	2340
LP:	\$1,159,000	SP:	\$1,150,000
Listed:	02/13/2008	Built:	2001
DOM:	24	Lot Size:	

First time on the market! Beautiful 4 bedroom and 3.5 bath townhome with ocean views from the large rooftop deck. Located in a quiet south Hermosa neighborhood with over 2,300 sq feet of gorgeous living space including bonus room off downstairs bedroom with full bath. Huge sized master suite with dual closets, spa tub and plenty of light. Wide open top floor with west facing deck, living room with fireplace and dining room. Kitchen has granite, stainless appliances, and large center island with breakfast area.- 2 car private garage with tons of storage, short walk to the greenbelt, beach, and shops and restaurants. A superb floorplan and an all around great property.!

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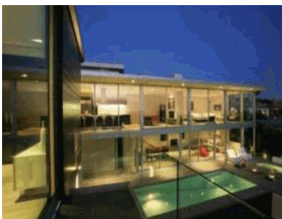
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### 2920 Hermosa View

Status:	<b>Closed Sale</b>	Bedrooms:	<b>2</b>
List Date:	<b>12/03/2007</b>	Bathrooms:	<b>2</b>
Area:	<b>Hermosa Bch Valley</b>	Sqft:	<b>1734</b>
LP:	<b>\$1,599,000</b>	SP:	<b>\$1,450,000</b>
Listed:	<b>12/03/2007</b>	Built:	<b>1965</b>
DOM:	<b>84</b>	Lot Size:	<b>4,160</b>

Spacious 1,734 square foot 2 bed/2 bath home featuring classic post and beam ceiling. Opportunity to possibly add another bedroom/basement & bath in voluminous area with 12 foot ceilings under living area by installing a stairwell from living room. Oversized 44' x 95' = 4,160 square foot corner lot with big views and development potential located adjacent to one the most exclusive Hill Section neighborhoods. Master suite with panoramic ocean views from your pillow; remodeled master bath, view deck and lots of closet space. Completely remodeled kitchen with panoramic ocean views, new cabinets, new sink, new flooring, granite counter tops, new appliances, dining room adjacent and has direct access to the back yard. Spacious living room with vaulted ceilings, "almost" floor to ceiling windows and grand fireplace with sit down ocean views and sunny west facing deck. 5 short blocks to the Beach, 1 block to Valley Park.



### 706 24th

Status:	<b>Closed Sale</b>	Bedrooms:	<b>5</b>
List Date:	<b>01/15/2008</b>	Bathrooms:	<b>5</b>
Area:	<b>Hermosa Bch Valley</b>	Sqft:	<b>6000</b>
LP:	<b>\$4,595,000</b>	SP:	<b>\$4,350,000</b>
Listed:	<b>01/15/2008</b>	Built:	<b>2007</b>
DOM:	<b>18</b>	Lot Size:	<b>6,750</b>

Recently completed. Bright luminosity is the main design element in this house. Living spaces flow seamlessly together creating a loft like environment. Cantilevered glass combined with wood and concrete echo its organic modern aesthetics. Trace Wilson AIA has designed this structure to sit on top of Hermosa Hills where it takes full benefit of the unobstructed Palos Verdes to Malibu view through the floor to ceiling glass walls. Large windows allow the interior to relate directly w/ the exterior giving the house its distinct architectural identity. 6k sq. ft. w/ 5 bd. 5 bth. Well appointed European finishes. Swimmers pool/Jacuzzi/waterfall compliment the landscape. Fully automated system for light, music & window shades. Radiant heat/elevator/rooftop loft



### 1206 21st

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>11/29/2007</b>	Bathrooms:	<b>2</b>
Area:	<b>Hermosa Bch East</b>	Sqft:	<b>1200</b>
LP:	<b>\$879,000</b>	SP:	<b>\$879,000</b>
Listed:	<b>11/29/2007</b>	Built:	<b>1948</b>
DOM:	<b>50</b>	Lot Size:	<b>4,200</b>

Lowest priced 3 bd/2 full ba in North Hermosa Hills. Nicely staged. Updated, many upgraded new features, new roof, new forced air heater, updated baths, new windows including beautiful front bay window, refinished hardwood floors, copper plumbing, fireplace, laundry room, big closets, wood deck, french doors, beautiful yard & garden. Lots of parking, 2 car garage + driveway & street parking, adjacent to Manhattan Beach. Seller is licensed realtor. All offers with pre-approval lender letter, FICO and proof of funds.