

Thursday, November 5, 2009

Customer Brief Report - Residential

Page 1 of 3

508 Palos Verdes BL , Redondo Beach 90277

Status: Closed Sale    MLS#: S09095608

LP \$804,500 - SP: \$805,000



PType: <b>SFR</b>	Area: <b>Hollywood Riviera</b>	YrBuilt: <b>1954</b>	Orig. Price: <b>\$804,500</b>
Horse:	County: <b>Los Angeles</b>	Heat: <b>None</b>	Sold Price: <b>\$805,000</b>
Lease?: <b>No</b>	TG: <b>792J3</b>	AC: <b>None</b>	DOM/CDOM: <b>7/7</b>
HOA: <b>\$ 0</b>	Stories: <b>One Level</b>	Yard: <b>None</b>	Bed: <b>2</b>
# of Units:	View: <b>Yes</b>	Patio:	Total Baths: <b>2</b>
Pet:	Pool: <b>Yes</b>	#Grg Spcs: <b>2</b>	Sqft: <b>1,878/A</b>
Laundry:	55+: <b>No</b>	Lot SF: <b>6,440/A</b>	\$/Sqft: <b>\$428.65</b>
SaleType: <b>Real Estate Owned</b>		View: <b>Bay, Coastline, Ocean, Water</b>	

Description

Wow....What a deal on this truly affordable lender owned property. This property is priced for immediate sale! It appears modifications may have been made without sellers knowledge. Tax records show property as 4 bedrooms however property is currently 2 bedrooms. Buyer and buyers agent to investigate. This POOL home features updated kitchen with what appear to be granite counters and backsplash, updated bathrooms with pedestal sinks and tile throughout, master suite with closet organizers, fireplace, separate spa tub and shower, ocean views, breakfast area off kitchen, interior laundry, fireplace in living room, what appear to be updated windows and doors, office area, rear deck, and 2 car garage. Opportunity knocks...will you answer the door?

200 Paseo De Granada , Redondo Beach 90277

Status: Closed Sale    MLS#: V09073279

LP \$995,000 - SP: \$890,000



PType: <b>SFR</b>	Area: <b>Hollywood Riviera</b>	YrBuilt: <b>1948</b>	Orig. Price: <b>\$1,100,000</b>
Horse:	County: <b>Los Angeles</b>	Heat: <b>Floor Furnace</b>	Sold Price: <b>\$890,000</b>
Lease?: <b>No</b>	TG: <b>793A3</b>	AC: <b>None</b>	DOM/CDOM: <b>63/63</b>
HOA: <b>\$ 0</b>	Stories: <b>One Level</b>	Yard: <b>Yes</b>	Bed: <b>2</b>
# of Units:	View: <b>Yes</b>	Patio:	Total Baths: <b>2</b>
Pet:	Pool: <b>No</b>	#Grg Spcs: <b>2</b>	Sqft: <b>1,671/A</b>
Laundry: <b>In Garage</b>	55+: <b>No</b>	Lot SF: <b>7,240/A</b>	\$/Sqft: <b>\$532.62</b>
SaleType: <b>Standard</b>		View: <b>Ocean</b>	

Description

Perched atop one of the most desired streets in the upper Riviera is this wonderful home that exudes tremendous curb appeal and charm. Enjoy the gentle breezes and ocean views from the living room and bedroom of this almost 1,700 sq ft house. The living room is open and spacious with wide windows that take advantage of the views and the surrounding beauty of the street. Tax records show three bedrooms, which according to the sellers was converted to a dining area when a family room and attached bathroom were added. The family room could easily be converted to a third (master) bedroom with attached bathroom (buyer to verify.) The property features composite tile roof, copper plumbing, carport that enhances the appeal of the house, wonderful grassy backyard with fruit trees, back storage area of approximately 130 sq ft (possible office?), and newer carpeting and paint. Located within walking distance to Riviera Elementary and Rocketship Park.

836 CALLE DE ARBOLES , Redondo Beach 90277

Status: Closed Sale    MLS#: 09390447

LP \$699,000 - SP: \$705,000



PType: <b>SFR</b>	Area: <b>Hollywood Riviera</b>	YrBuilt: <b>1948</b>	Orig. Price: <b>\$805,000</b>
Horse:	County: <b>Los Angeles</b>	Heat: <b>See Remarks</b>	Sold Price: <b>\$705,000</b>
Lease?: <b>No</b>	TG: <b>793A3</b>	AC: <b>Wall Window</b>	DOM/CDOM: <b>77/77</b>
HOA: <b>\$ 0</b>	Stories:	Yard:	Bed: <b>3</b>
# of Units: <b>0</b>	View: <b>No</b>	Patio: <b>Yes</b>	Baths: <b>1.75</b>
Pet:	Pool: <b>No</b>	#Grg Spcs: <b>0</b>	Sqft:
Laundry:	55+: <b>No</b>	Lot SF: <b>6,238/A</b>	\$/Sqft:
SaleType:		View: <b>None</b>	

Driving Directions

Palos Verde Blvd to Colusa to Calle De Arboles

Description

Great opportunity - Motivated seller. Desirable area of Hollywood Riviera, single story 3 bdrm, 1.75 bath, plus free standing rec room/studio. Rear yard with access to bridal path. Home needs work, same owner 49 years. Some newer windows/doors. Trust sale sold "as is." Seller makes no warranties & no repairs. Some additions added decades ago, trust has no records of permits. Buyer to do own investigation. Close to shops, schools, ocean, etc. Call listing agent for showing instructions 1bx code.

552 Calle Mayor , Redondo Beach 90277 Status: Closed Sale MLS#: S09107895 LP \$724,900 - SP: \$720,000



PType: SFR	Area: Hollywood Riviera	YrBuilt: 1954	Orig. Price: \$724,900
Horse:	County: Los Angeles	Heat: Forced Air	Sold Price: \$720,000
Lease?: No	TG: 793A2	AC: None	DOM/CDOM: 5/5
HOA: \$ 0	Stories: One Level	Yard: Yes	Bed: 3
# of Units:	View: No	Patio:	Total Baths: 2
Pet:	Pool: No	#Grg Spcs: 2	Sqft: 1,409/A
Laundry: Individual Room, Inside	55+: No	Lot SF: 6,399/A	\$/Sqft: \$511.00
SaleType: Standard		View: None	

Driving Directions

Southeast on Pacific Coast Highway to Calle Mayor turn Right. Located on the corner of Riviera Way and Calle Mayor

Description

This well maintained 3 bedroom home in the Riviera is basically in the original condition. Located on a large corner lot with great curb appeal, the property is close to Riviera Village and the beach. Great fixer opportunity for investor or buyer looking to get into this wonderful neighborhood. The front yard has a new sprinkler system installed this month, and has been professional landscaped. The backyard is very private and needs some TLC. A new 40 gallon water heater was recently installed.

610 Calle De Arboles , Redondo Beach 90277 Status: Closed Sale MLS#: S09039600 LP \$775,000 - SP: \$746,000



PType: SFR	Area: Hollywood Riviera	YrBuilt: 1948	Orig. Price: \$829,000
Horse:	County: Los Angeles	Heat: Wall Heater	Sold Price: \$746,000
Lease?: No	TG: 792J3	AC: See Remarks	DOM/CDOM: 175/175
HOA: \$ 0	Stories: One Level	Yard:	Bed: 3
# of Units:	View: Yes	Patio: Yes	Total Baths: 2
Pet:	Pool: No	#Grg Spcs: 2	Sqft: 1,403/A
Laundry: In Garage	55+: No	Lot SF: 6,000/A	\$/Sqft: \$531.72
SaleType: Standard		View: Trees/Woods	

Description

Back on the market.. Charming one level ranch style home in Hollywood Riviera. 3 bed, 2 bath, (one bedroom does not have a closet) open beam ceilings, 2 fireplaces, upgraded plumbing and electrical. buyer to verify. new carpet and paint, well maintained grounds, beautiful backyard that backs up to palos verdes horse trail. 50 x 120 lot. detached 2 car garage with workshop. new carpet and paint. shows pretty well. estate sale, no court confirmation needed. This property is in pretty good condition, just needs a little updating. a short walk to Malaga Cove \*\* not in the hillside overlay\*\* the view is of the trees and woods.

205 Via Los Miradores , Redondo Beach 90277 Status: Closed Sale MLS#: S09020417 LP \$1,145,000 - SP: \$1,050,000



PType: SFR	Area: Hollywood Riviera	YrBuilt: 1955	Orig. Price: \$1,249,000
Horse:	County: Los Angeles	Heat: Forced Air	Sold Price: \$1,050,000
Lease?: No	TG: 793A2	AC: Central	DOM/CDOM: 224/224
HOA: \$ 0	Stories: Two Level	Yard:	Bed: 4
# of Units:	View: Yes	Patio: Yes	Total Baths: 4
Pet:	Pool: Yes	#Grg Spcs: 2	Sqft: 2,292/A
Laundry: In Kitchen	55+: No	Lot SF: 7,470/A	\$/Sqft: \$458.12
SaleType: Standard		View: City Lights, Coastline, Harbor, Mountain, Ocean, Panoramic, White Water	

Driving Directions

Calle Mayor, Up Calle Miramar, Left on Via Los Miradores

Description

Panoramic ocean, coastline, city lights and mountain views. From this move in condition, 4 bedroom Riviera home. Spend weekends entertaining or just relaxing in this tropical back yard with pool, large indoor/outdoor cabana with 3/4 bath. Lush landscaping with banana trees. Large family room off pool area. Good floor plan for live in or guest quarters. Some upgrades include all new bath. Huge walk-in storage under home, A/C. Greenhouse for the gardener. Great house, must see.

808 Calle Miramar , Redondo Beach 90277      Status: Closed Sale      MLS#: S09049736      LP \$1,869,000 - SP: \$1,750,000



PType: <b>SFR</b>	Area: <b>Hollywood Riviera</b>	YrBuilt: <b>2008</b>	Orig. Price: <b>\$1,999,000</b>
Horse:	County: <b>Los Angeles</b>	Heat:	Sold Price: <b>\$1,750,000</b>
Lease?: <b>No</b>	TG: <b>793A2</b>	AC: <b>Central</b>	DOM/CDOM: <b>109/109</b>
HOA: <b>\$ 0</b>	Stories: <b>Two Level</b>	Yard: <b>Yes</b>	Bed: <b>4</b>
# of Units:	View: <b>Yes</b>	Patio: <b>Yes</b>	Total Baths: <b>5</b>
Pet:	Pool: <b>No</b>	#Grg Spcs: <b>2</b>	Sqft: <b>3,279/A</b>
Laundry:	55+: <b>No</b>	Lot SF: <b>8,010/A</b>	\$/Sqft: <b>\$533.70</b>
SaleType: <b>Standard</b>		View: <b>Bay, City Lights, Coastline, Ocean</b>	

[Driving Directions](#)

**Calle Mayor and Calle Miramar**

[Description](#)

**Custom Spanish Hacienda. Probably the best custom home to ever come on the market in the real Hollywood Riviera! The view is spectacular!!!! Entry: Italian pillow top travertine design layout Versailles pattern. Custom alder wood stained doors, custom glass pantry door by Straub Glass. Custom closets & pantry by Closet Factory. Large kitchen island w/double thick granite (tropical fashion) & island cooktop. Stainless steel professional appliances & custom alder cabinets throughout home. Kitchen tile backsplash w/inserts of Spanish deco tiles, large farmhouse sink. Custom wood framed mirrors in baths with travertine countertops & tile - oil rubbed bronze Rohl faucet fixtures & matching accessories. Powder Room decorative copper vessel sink w/marble counter top. Granite counters in laundry room. Wide plank distressed hardwood floors. Distressed beams. Anderson windows. Balcony Spanish tile w/deco inserts. oversized two car garage.**