



11/6/2007

Page 1 of 3

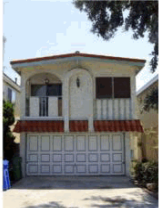
1637 Ford Ave, Redondo Beach 90278Status: **Sold**
List Dt: **07/25/2007**MLS#: **S951644**
PType: **SFR-A**Sold Price: **\$705,000**
Orig Price: **\$749,000**

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Beds: 3	APN#: 4162-030-037	Area: 154
Baths: F 1 /3Q 1/ H 0	Yr Blt: 1968	Map: 762J1
Sqft: 1,482	S: A	Land: Fee
\$/SF: \$475.71	LtSF: 2,500	DOM: 17
Stories: TwoLvl	# Units: 	CDOM: 17
HOA: \$0,	55+: No	View: No,
Horse: No		Pool: No,
Garage: AttGar		

Directions: **Artesia and Ford Avenue.**

LP Excls:

Description: **GREAT VALUE IN REDONDO BEACH!!! 3 bedroom/1.75 bath Golden Hills charmer at almost 1500sf. Light and airy kitchen/dining/family room on upper (entry) level with fireplace, full laundry room and 1.75 bath. All 3 bedrooms are downstairs with full bath and side entry to back yard with spa. Close to the beach, shopping, schools and a beautiful parkette! Huge private deck over garage, new windows and more...PRICED TO SELL!**ContractDt:
OrgLstPrc: **\$749,000**SoldDt: **09/11/2007**
CurLstPrc: **\$749,000**DUC: **32**
Sold Price: **\$705,000****706 Reynolds, Redondo Beach 90278**Status: **Sold**
List Dt: **07/05/2007**MLS#: **S950253**
PType: **SFR-D**Sold Price: **\$715,000**
Orig Price: **\$719,000**

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Beds: 3	APN#: 4160-016-040	Area: 154
Baths: F 2 /3Q 0/ H 0	Yr Blt: 1972	Map: 762J2
Sqft: 1,758	S: A	Land: Fee
\$/SF: \$406.71	LtSF: 2,500	DOM: 8
Stories: TwoLvl	# Units: 1	CDOM: 8
HOA: \$0,	55+: No	View: No,
Horse: No		Pool: No,
Garage: AttGar,2CarGar		

Directions: **East on 8th street from Prospect, Or West on Armour Lane from Goodman.**

LP Excls:

Description: **Prime location on the Redondo Hermosa border. Cosmetic fixer, aggressively priced. Popular floor plan. 2 bedrooms down and the master up. Walk to Redondo's dog park and award winning Jefferson Elementary. Will not last!!**ContractDt:
OrgLstPrc: **\$719,000**SoldDt: **09/12/2007**
CurLstPrc: **\$719,000**DUC: **62**
Sold Price: **\$715,000**

1505 Ford Ave., Redondo Beach 90278

Status: **Sold**
List Dt: **04/05/2007**

MLS#: **P944643**
PType: **SFR-D**

Sold Price: **\$740,000**
Orig Price: **\$829,000**



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Beds: **4** APN#: **4162-035-028** Area: **154**
Baths: **F 2 /3Q 1/ H 0** Yr Blt: **1964** Map: **762J1**
Sqft: **1,733** S: **A** Land: **Fee** DOM: **115**
\$/SF: **\$427.01** LtSF: **2,500** CDOM: **115**
Stories: **TwoLvl** # Units: **1** View: **No,**
HOA: **\$0,** 55+: **No** Pool: **No,**
Horse: **No**
Garage: **DetGar,DrOpn,2CarGar**

Directions: **Aviation to Ford**

LP Excls:

Description: **HUGE PRICE REDUCTION!!! Fabulous & much sought-after 4-bedroom in Golden Hills is picture-perfect! Huge master suite with cathedral ceilings, deck, spacious master bath and over-sized walk-in closet. Two more bedrooms on upper level with full bath, tons of storage, washer & dryer area. First level has spacious living room with dining area, remodeled kitchen with ceramic tile counters, refinished white cabinetry, near-new stainless appliances. Fourth bedroom (or office) plus guest bath with beautifully landscaped patio area at the rear. Attached two car garage, lots of storage throughout the home, close to beach and shops.**

ContractDt:
OrgLstPrc: **\$829,000**

SoldDt: **09/05/2007**
CurLstPrc: **\$795,000**

DUC: **36**
Sold Price: **\$740,000**

1536 Goodman Ave, Redondo Beach 90278

Status: **Sold**
List Dt: **08/08/2007**

MLS#: **S952509**
PType: **SFR-D**

Sold Price: **\$875,000**
Orig Price: **\$880,000**



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Beds: **3** APN#: **4162-034-061** Area: **154**
Baths: **F 2 /3Q 0/ H 1** Yr Blt: **1994** Map: **762J1**
Sqft: **1,987** S: **A** Land: **Fee** DOM: **14**
\$/SF: **\$440.36** LtSF: **2,495** CDOM: **14**
Stories: **TwoLvl** # Units: **1** View: **No,**
HOA: **\$0,** 55+: **No** Pool: **No,**
Horse: **No**
Garage: **AttGar,2CarGar**

Directions: **Between Ormond and Palm**

LP Excls:

Description: **Highly desirable Golden Hills home with 3 large bedrooms and 2.5 bathrooms. Gorgeous Mediterranean style featuring a luxurious marble entry way, custom Plantation Shutters, elegant living room with vaulted ceilings, fireplace and huge West-facing windows. Spacious kitchen adjacent to the formal dining room. Master suite with fireplace, private balcony and walk-in closet. Extra large downstairs bedrooms and a serene backyard retreat. This home is truly immaculate and ready for move-in. It's a great opportunity to buy a home on one of the best streets in Jefferson School District!**

ContractDt:
OrgLstPrc: **\$880,000**

SoldDt: **09/18/2007**
CurLstPrc: **\$880,000**

DUC: **28**
Sold Price: **\$875,000**

1307 Clark, Redondo Beach 90278

Status: **Sold**
List Dt: **09/10/2007**

MLS#: **S954575**
PType: **SFR-D**

Sold Price: **\$890,000**
Orig Price: **\$899,000**



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Beds: **3** APN#: **4161-013-038** Area: **154**
Baths: **F 2 /3Q 0/ H 1** Yr Blt: **1989** Map: **762J2**
Sqft: **2,225** S: **A** Land: **Fee** DOM: **8**
\$/SF: **\$400.00** LtSF: **2,469** CDOM: **8**
Stories: **3+Lvl** # Units: **1** View: **No,**
HOA: **\$0,** 55+: **No** Pool: **No,**
Horse: **No**
Garage: **AttGar**

Directions: **Aviation to Harper then East or Aviation to Stanford then west**

LP Excls:

Description: **Big and beautiful! Meticulously maintained THREE level tall & skinny in a prime part of the Golden Hills right adjacent to Hermosa Beach. High ceilings, large living room & family room, over 2250 sq ft(buyer to verify) granite counters, remodeled bathroom, generous storage, awesome features too numerous to mention.**

ContractDt:
OrgLstPrc: **\$899,000**

SoldDt: **09/18/2007**
CurLstPrc: **\$899,000**

DUC: **3**
Sold Price: **\$890,000**

1121 Goodman Avenue, Redondo Beach 90278

Status: **Sold**
List Dt: **06/06/2007**

MLS#: **S948426**
PType: **SFR-D**

Sold Price: **\$1,480,000**
Orig Price: **\$1,549,000**



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Beds: **4** APN#: **4161-020-023** Area: **154**
Baths: **F 4 /3Q 0/ H 1** Yr Blt: **2005** Map: **762J1**
Sqft: **3,522** S: **B** Land: **Fee** DOM: **28**
\$/SF: **\$420.22** LtSF: **5,200** CDOM: **28**
Stories: **TwoLvl** # Units: View: **Yes,CityView**
HOA: **\$0,** 55+: **No** Pool: **No,**
Horse: **No**
Garage: **AttGar,DrOpn**

Directions: **190th go North on Goodman. Aviation go South on Goodman.**

LP Excls: **Light fixture in Dining Room and All T.V's**

Description: **Mediterranean Custom Built 2005 Home, Come home to your Designer Chef Kitchen w/a Viking Stainless Steel 48 inch Commercial Oven, Sub-Zero Refrig Drawers in Island, Temperature Control Wine Cellar, Travertine/Hardwood Floors, Skylights, 3 Custom Fireplaces, Bright Open Great Room/Kitchen Opens to the Back Yard w/ a Built-In BBQ & Fountain, Enjoy a City Lights View from Master Balcony, Master Bath w/large Stand Alone Tub & Seperate Shower, Guest/Maid Qtrs w/separate entrance, Loft could be easily covered into a 5th Bedroom, Wired for surround sound & Alarm, Close to Hermosa Beach, IN AWARD WINNING JEFFERSON SCHOOL DISTRICT! Buyer to verify Sq Footage THIS HOME IS PERFECT FOR ENTERTAINING MANY MORE UNIQUE CUSTOM UPGRADES! A MUST SEE!!!**

ContractDt:
OrgLstPrc: **\$1,549,000**

SoldDt: **09/05/2007**
CurLstPrc: **\$1,549,000**

DUC: **65**
Sold Price: **\$1,480,000**