

Sold Properties



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Address: 539 Calle Mayor Redondo Beach 90277
MLS #: R952361 **LDate:** 07/30/2007
Beds: 2 **SDate:** 09/23/2007
Baths: F:1 3Q:0 H:0 **Area:** 128
SqFt: 1,008 **\$/SF:** \$808.53
LotSF: 7,370 **YBlt:** 1954
SchDist: Torrance **Pool:** No
View: HillView
Grg/Prk: DetGar,3+Space

CurLPr: \$815,000
OrigLPr: \$815,000
SalePr: \$815,000
DOM: 23
CDOM: 23
Stories: OneLvl

Property Description: Large Flat Lot, Perfect For Expansion. Well-Maintained 2 Bedroom 1 Bathroom . Large Pet-Friendly Block Wall Backyard With Covered Patio And Lots Of Room For Kids To Play And Your Pets To Enjoy. Detached Oversized Garage / Room For Workshop Or Extra Storage. Refurbished Parquet Floors With A Wood Burning/Gas Fireplace In Living Room. Wide And Long Paved Driveway For Extra Parking Or For Rv. Forced Air Heating System. Inside Laundry Off Of The Kitchen. Double Paned Windows On The Front And Side Of The House. Just Blocks Form The Beach, Riviera Village, Schools And Shopping. Award Winning Torrance Schools (Riviera Elementary, Richardson Middle School And South High School). Architect Floor Plan Available For Expansion.



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Address: 114 Via Los Altos Redondo Beach 90277
MLS #: S950973 **LDate:** 07/15/2007
Beds: 2 **SDate:** 09/12/2007
Baths: F:1 3Q:0 H:0 **Area:** 128
SqFt: 940 **\$/SF:** \$898.94
LotSF: 5,104 **YBlt:** 1949
SchDist: Torrance **Pool:** No
View: HillView
Grg/Prk: AttGar,DrOpn,1CarGar

CurLPr: \$849,000
OrigLPr: \$849,000
SalePr: \$845,000
DOM: 15
CDOM:
Stories: OneLvl

Property Description: This Is A Sweet Home On A Big Wide Lot (70') That Is Elevated Above Street Level. There Is A Pretty City View From The Dining And Living Room, And A Pastoral Hill View From The Living Room. Most Rooms Have Sliding Glass Doors W/Views Of The Private Yard That Has A Handsome Wood Deck With Tropical Palapas (Grass Umbrellas) For Shade, And A Tranquil Koi Pond W/Waterfall. The House Is Charming - Hardwood Floors, Fireplace In Living Room, Remodeled Kitchen With Built In Refrigerator, And A Newer 4 Fixture Bathroom. Long Driveway Big Enough For 4 Extra Cars.



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Address: 5312 Calle De Arboles Torrance 90505
MLS #: P953631 **LDate:** 08/27/2007
Beds: 3 **SDate:** 09/27/2007
Baths: F:1 3Q:1 H:0 **Area:** 128
SqFt: 1,523 **\$/SF:** \$681.02
LotSF: 6,848 **YBlt:** 1955
SchDist: Torrance **Pool:** Yes
View: PkView,WdsView
Grg/Prk: AttGar,2CarGar

CurLPr: \$1,049,000
OrigLPr: \$1,049,000
SalePr: \$1,037,200
DOM: 1
CDOM: 1
Stories: OneLvl

Property Description: Beautiful Home On One Of The Best Streets In The Riviera. Direct Access To The Pve Bridle Trail. Cathedral Ceilings In The Living Room That Opens Up To A Very Private Backyard With A Pool. Remodeled Kitchen Has Newer Stainless Steel Appliances And An Indoor Stainless Steel Grill.

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Address: 405 Via Linda Vista Redondo Beach 90277
MLS #: S947622 **LDate:** 05/23/2007
Beds: 3 **SDate:** 09/01/2007
Baths: F:1 3Q:1 H:0 **Area:** 128
SqFt: 1,685 **\$/SF:** \$658.75
LotSF: 5,970 **YBlt:** 1950
SchDist: **Pool:** No
View: WdsView
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$1,129,000
OrigLPr: \$1,149,000
SalePr: \$1,110,000
DOM: 82
CDOM: 82
Stories: OneLvl

Property Description: Charming Remodeled/Updated Home Situated On A Private Lot With Gorgeous Waterfall Pond & Garden. Large Living Room Has Woodburning Fireplace, Oak Hardwood Floors & Opens To Covered Patio & Yard Via French Doors. Formal Dining Or Family Room Has Slate Floors, Beam Ceilings & Floor To Ceiling Picture Windows With Big Sky Views Looking West/North. Remodeled Kitchen Features Slab Granite Counters, Stainless Steel Built-Ins, Parquet Floors, Awesome Bay Nook With Window Seat, Halogen Lighting, Pantry & Direct Access To 2 Car Garage W/ Lots Of Storage & Laundry Area. Rear Bedroom Has It'S Own Remodeled 3/4 Bath W/ Granite Counter, Tile Floors & Door/View To Patio/Yard. Front Bedroom Has Large Picture Window & 2 Sep. Closets. Middle Bedroom Has Walk-In Closet. Walk To Riviera Village & Beach!



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Address: 460 Calle De Castellana Redondo Beach 90277
MLS #: P948472 **LDate:** 06/06/2007
Beds: 3 **SDate:** 09/11/2007
Baths: F:1 3Q:0 H:1 **Area:** 128
SqFt: 1,464 **\$/SF:** \$799.18
LotSF: 7,870 **YBlt:** 1952
SchDist: Torrance **Pool:** No
View: CityView,CstView,MntView,OcnView,PanoView
Grg/Prk: AttGar,2CarGar

CurLPr: \$1,229,000
OrigLPr: \$1,229,000
SalePr: \$1,170,000
DOM: 65
CDOM: 125
Stories: OneLvl

Property Description: Enjoy Beach Living In This Remodeled Riviera Home Featuring Great Queen'S Necklace And City Views From The Living Room And The Kitchen. The Home Features Newer Vinyl Windows, Newer Carpeting, Nicely Updated Kitchen With Granite Counter-Tops, Separate Laundry Area With Washer And Dryer, Relaxing Backyard With A Built-In Custom Spa, And Much More. This Street Has A Great Neighborly Feel As The Neighbors Hold Monthly Block Parties The First Friday Of Every Month. You Can Feel The Ocean Breezes And Take Advantage Of Stunning Views. Enjoy The Wonderful Backyard That Has Several Tiers, Including The One That Also Has Ocean Views. Walking Distance To The Riviera Village And The Beach.



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Address: 362 Camino De Las Colinas Redondo Beach 902
MLS #: S952521 **LDate:** 08/08/2007
Beds: 2 **SDate:** 09/25/2007
Baths: F:2 3Q:0 H:1 **Area:** 128
SqFt: 2,318 **\$/SF:** \$519.84
LotSF: 7,200 **YBlt:** 1953
SchDist: **Pool:** No
View: CstView,OcnView
Grg/Prk: DetGar

CurLPr: \$1,199,000
OrigLPr: \$1,199,000
SalePr: \$1,205,000
DOM: 10
CDOM: 10
Stories: OneLvl

Property Description: This Lower Riviera Gem With The Ocean And Coastline View Is Located On A Huge 60 X 120S.F. Lot. The 2,318S.F Impeccably, Maintained Retro Style Home Features 2 Bedrooms, 2 ½ Baths, Large Living Room With Fireplace & View Plus A Den And Workroom. Within' Walking Distance To Shops/Restaurants & Beach. Same Owner Since 1961 – Don'T Miss This Tremendous – Opportunity – Move In Ready – Remodel Later! Tax Recorders Show 2 Bedroom;However, Workroom Could Be A Fabulous Master Suite.

Sold Properties



Address: 401 Via Los Miradores Redondo Beach 90277
MLS #: P951664 **LDate:** 07/26/2007
Beds: 3 **SDate:** 09/07/2007
Baths: F:2 3Q:1 H:0 **Area:** 128
SqFt: 2,021 **\$/SF:** \$687.28
LotSF: 6,410 **YBl:** 1954
SchDist: Torrance **Pool:** No
View: CityView,PABView
Grg/Prk: AttGar,2CarGar

CurLPr: \$1,389,000
OrigLPr: \$1,389,000
SalePr: \$1,389,000
DOM: 8
CDOM: 8
Stories: TwoLvl

Property Description: Gorgeous Entertainers Dream Home! 3 Bedrooms (Lower Level Family Room Could Be 4Th Bedroom/Master Suite), 3 Bath, Living Rooms, Dining Room, Family Room, Laundry. French Doors Open In The Back To Fabulous Expansive Deck (Almost 1000 Square Feet) For Incredible Indoor/Outdoor Living. Built In Bbq With Refrigerator And Beer Tap! Detached Kids Playroom/Art Studio. The Garage Has Been Converted To Kids Playroom But Could Easily Be Converted Back To Two Car Garage. Great Location, Walk To Riviera Village And Beach.



Address: 443 Camino De Encanto Redondo Beach 90277
MLS #: P953062 **LDate:** 08/16/2007
Beds: 3 **SDate:** 09/28/2007
Baths: F:2 3Q:0 H:0 **Area:** 128
SqFt: 1,560 **\$/SF:** \$913.46
LotSF: 6,900 **YBl:** 1955
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar

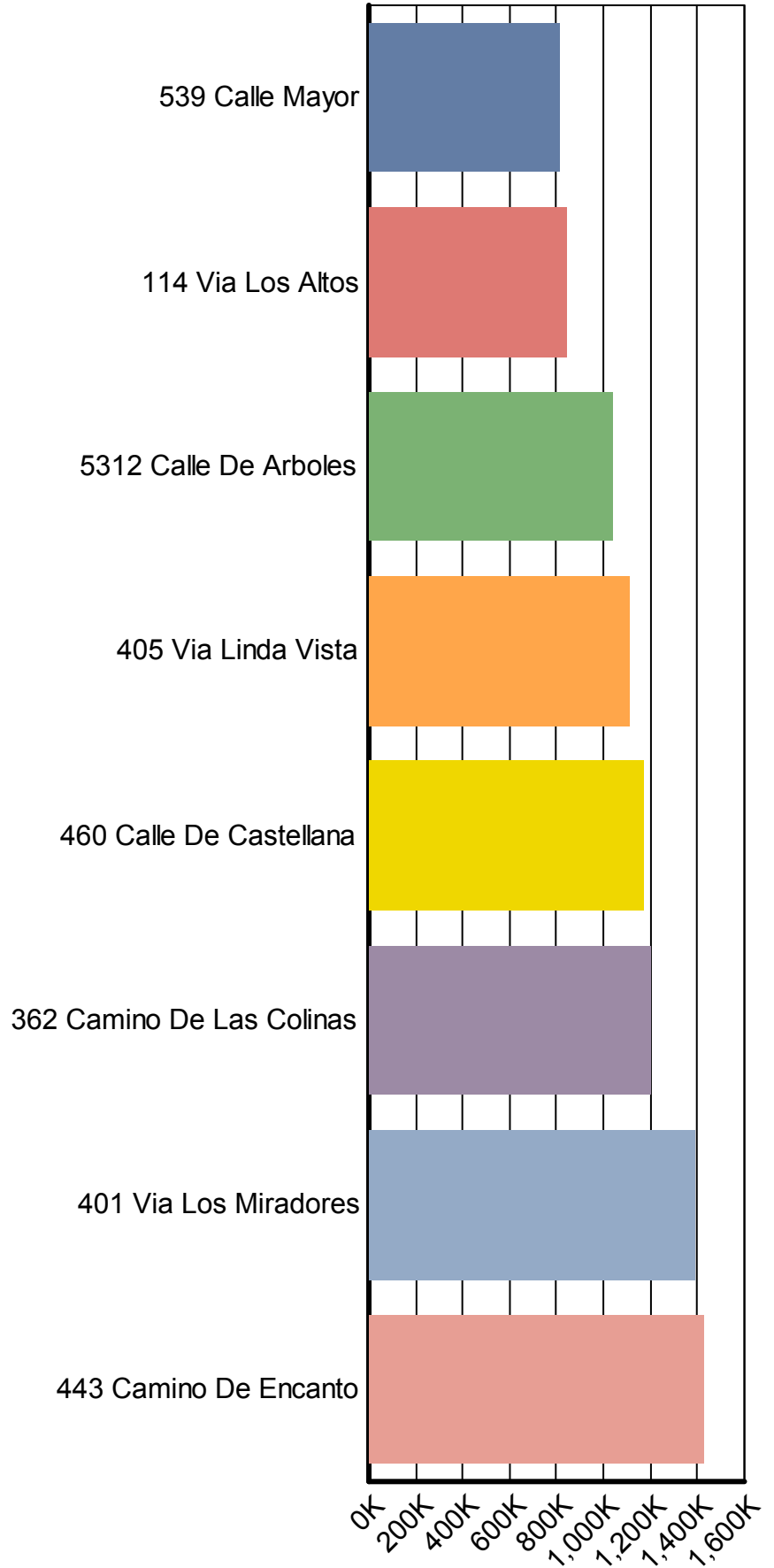
CurLPr: \$1,499,000
OrigLPr: \$1,499,000
SalePr: \$1,425,000
DOM: 6
CDOM: 6
Stories: OneLvl

Property Description: An Opportunity Not To Be Missed. A Rare Spectacular View. Perfect For Builders Or Someone Wanting To Create A Residence That'S A Perfect Gem. So Close To The Beach And The Riviera Shopping Center And Of Course Located In The Most Desirable Lower Hollywood Riviera. First Brokers Open Thursday, August 23 From 2-4 Pm. Owner States Rear Property Line Extends To Fence. Buyer To Verify.

CMA Pro Report

Sold Properties

Total # of Listings	8
Lowest Price	\$815,000
Highest Price	\$1,425,000
Average Price	\$1,124,525
Avg. Price/SqFt	\$745.88
Avg CDOM	36

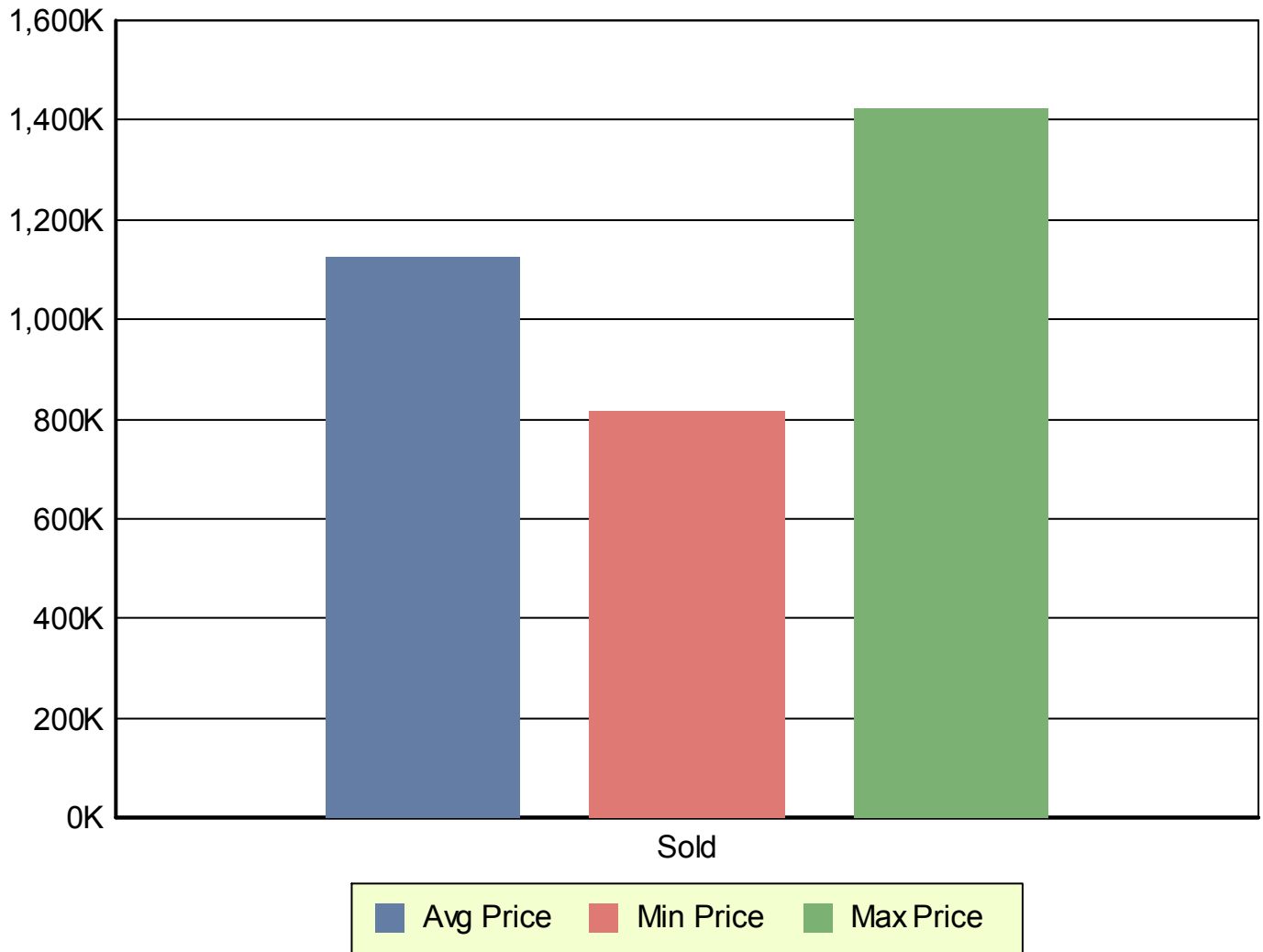


Date: 10/1/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$815,000	\$1,425,000	\$1,124,525	\$745.88
	\$815,000	\$1,425,000	\$1,124,525	\$745.88

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
539 Calle Mayor Redondo Beach	\$815,000	\$815,000	23	%0.00	\$808.53
114 Via Los Altos Redondo Beach	\$849,000	\$845,000		-%0.47	\$898.94
5312 Calle De Arboles Torrance	\$1,049,000	\$1,037,200	1	-%1.12	\$681.02
405 Via Linda Vista Redondo Beach	\$1,129,000	\$1,110,000	82	-%1.68	\$658.75
460 Calle De Castellana Redondo Beach	\$1,229,000	\$1,170,000	125	-%4.80	\$799.18
362 Camino De Las Colinas Redondo Beach	\$1,199,000	\$1,205,000	10	%0.50	\$519.84
401 Via Los Miradores Redondo Beach	\$1,389,000	\$1,389,000	8	%0.00	\$687.28
443 Camino De Encanto Redondo Beach	\$1,499,000	\$1,425,000	6	-%4.94	\$913.46
	\$1,144,750	\$1,124,525	36	%-1.56	\$745.88

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	539 Calle Mayor	2	1.00	1,008	1954	\$815,000	\$815,000	09/23/2007	23
S	114 Via Los Altos	2	1.00	940	1949	\$849,000	\$845,000	09/12/2007	
S	5312 Calle De Arboles	3	2.00	1,523	1955	\$1,049,000	\$1,037,200	09/27/2007	1
S	405 Via Linda Vista	3	2.00	1,685	1950	\$1,129,000	\$1,110,000	09/01/2007	82
S	460 Calle De Castellana	3	1.50	1,464	1952	\$1,229,000	\$1,170,000	09/11/2007	125
S	362 Camino De Las Colinas	2	2.50	2,318	1953	\$1,199,000	\$1,205,000	09/25/2007	10
S	401 Via Los Miradores	3	3.00	2,021	1954	\$1,389,000	\$1,389,000	09/07/2007	8
S	443 Camino De Encanto	3	2.00	1,560	1955	\$1,499,000	\$1,425,000	09/28/2007	6