

Comparative Market Analysis

Listing Details

October 01, 2008

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



1742 Spreckels

Status:	Closed Sale	Bedrooms:	3
List Date:	05/13/2008	Bathrooms:	1
Area:	N Redondo Bch/Golden	Sqft:	893
LP:	Hills	SP:	\$500,000
Listed:	\$514,900	Built:	1957
DOM:	05/13/2008	Lot Size:	2,500

BEST VALUE IN GOLDEN HILLS! 3 bedrooms, 1 bath. Great location. One of the best priced in Golden Hills. Needs some TLC --- paint, carpet, linoleum. The hardwood floors can be refinished. Some hardwood under carpet. Great value for the money. Full 25x100 sq.ft. lot (per assessor).



1709 Van Horne

Status:	Closed Sale	Bedrooms:	3
List Date:	08/14/2008	Bathrooms:	1
Area:	N Redondo Bch/Golden	Sqft:	1520
LP:	Hills	SP:	\$619,000
Listed:	\$629,000	Built:	1966
DOM:	08/14/2008	Lot Size:	2,500

THE BEST VALUE IN THE GOLDEN HILLS! INCREDIBLE PRICE! Charming 3 Bedroom/2 Bath Golden Hills Home, just a couple blocks from the Award Winning Jefferson School. Situated near the top of the hill, this home takes in the cool ocean breeze from both levels. Recent upgrades include dual pane windows, custom French Doors, remodeled kitchen with granite counters and newer appliances, and it even has AIR CONDITIONING! The living room features high beamed ceilings with big West-facing windows. This is a rare Golden Hills floor plan with all three bedrooms on the same floor! Each bedroom boasts substantial closet space. New carpet, new paint and smooth ceilings...this one is absolutely turnkey!! Don't miss the serene backyard retreat! Square footage from assessor, buyer to verify this and all listing data.



1611 Wollacott

Status:	Closed Sale	Bedrooms:	3
List Date:	08/13/2008	Bathrooms:	1
Area:	N Redondo Bch/Golden	Sqft:	1297
LP:	Hills	SP:	\$620,000
Listed:	\$639,000	Built:	1973
DOM:	08/13/2008	Lot Size:	2,500

GREAT BUY!! Light and bright! Spacious, updated kitchen with dining area that opens up to the living room with vaulted, exposed-beam ceilings. Skylights provide lots of natural light. Upgraded baths. Lovely backyard and patio. Other features include newer windows, copper plumbing, water purifier, lots of closet space, and a storage room off the garage. Don't miss the Air Conditioning! Permits available for Mira Costa High School this year! Great opportunity to own a single family residence close to the beach!

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1534 Steinhart

Status:	Closed Sale	Bedrooms:	3
List Date:	08/01/2008	Bathrooms:	2
Area:	N Redondo Bch/Golden	Sqft:	1767
LP:	Hills	SP:	\$750,000
Listed:	\$749,000	Built:	1974
DOM:	08/01/2008	Lot Size:	2,500

BEAUTIFUL REMODELED HOME ON ONE OF THE BEST STREETS IN THE REDONDO HILLS, REMODELED KITCHEN AND BATHS WITH STUNNING GRANITE COUNTERS, PULL OUT DRAWERS IN CABINETS. NEWER CARPET & PAINT. UPGRADED LIGHT FIXTURES. BACKYARD RETREAT WITH SERENE KOI POND & WATERFALL, DBL PANED, QUALITY WINDOWS THRU-OUT, CUSTOM SHELVEING IN CLOSETS, BALCONY OFF LIVING ROOM & MASTER BEDROOM. NEW TILE ENTRY, NEW REAR FENCE. AWARD WINNING JEFFERSON ELEMENTARY, WILL NOT LAST!!



1511 Stanford

Status:	Closed Sale	Bedrooms:	3
List Date:	05/23/2008	Bathrooms:	2
Area:	N Redondo Bch/Golden	Sqft:	2048
LP:	Hills	SP:	\$790,000
Listed:	\$799,000	Built:	1994
DOM:	05/23/2008	Lot Size:	2,496

Model perfect beach house in prime "Golden Hills" neighborhood. This Light and Bright 3 bedroom 2.5 bath two story home has been meticulously maintained and upgraded with new carpet throughout and paint inside and out. The huge downstairs bedroom opens to a private garden and doubles as an office or den. Upstairs the gourmet kitchen opens to the dining area and family room with vaulted ceilings, fireplace, and an abundance of windows. The family room French door opens to a viewing balcony. The large master bedroom has a huge walk-in closet ceiling fan and opens to a second private balcony. The Master bathroom has a separate tub and shower and dual sinks. This spacious home has great storage and is in a fantastic location.