

Closed Sale Properties



Addr: 601 South Prospect 101, Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** 10496783
OP: \$414,900
LP: \$349,900 **SP:** \$270,000 **Apx SF:** 955
LD: 12/22/2010 **SD:** 04/28/2011 **\$/SF:** \$282.72
Beds: 2 **Bath:** 2.00 **LotSF:** 0
YBlt: 1970 **Prk:** Carport **DOM:** 98
Elem: CWC **Mid:** CWC **High:** CWC

Property Description: Well Maintained Front Unit With Laminate Wood Floors In Living Space, Carpet In Bedrooms, Balcony, Black Stove/Dishwasher/Micro. Brookside Village Has Two Pools (One Adult Only), Tennis Courts, Gym, Clubhouse, Laundry Facilities. Hoa Dues Include Trash, Water, Exterior Maintenance, Insurance. Just Blocks To The Beach And Bike Paths, Pier, Marina, Restaurants And Shopping. Wonderful South Redondo Location. Please Visit Agent Website For Offer Submission Instructions And Agents Please Read ~~~Private Remarks~~~ For Additional Instructions . Agents Email For Showing Instructions. No Faxed Offers Accepted. Other Tems: Based On The Gross Sales Price, The Buyer'S Agent Will Receive A Sales: Incentive At Closing On All Offers Accepted By March 31, 2011, And Provided That Such Accepted Offers Must Close And Fund Within 45 Days Following The Offer Acceptance Date.All Cash Offers Are Eligible For An Expedited Closing Of Approximately 15Business Days Pending Clear Title And/Or Hazard Claim Resolutio



Addr: 605 South Prospect 202, Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S10105705
OP: \$319,000
LP: \$289,000 **SP:** \$279,000 **Apx SF:** 669
LD: 10/04/2010 **SD:** 04/05/2011 **\$/SF:** \$417.04
Beds: 1 **Bath:** 1.00 **LotSF:**
YBlt: 1970 **Prk:** Carport Detached, **DOM:** 140
Elem: Alta Vista **Mid:** Parras **High:** Redondo Unio

Property Description: Fha Financing Is Fine With This Complex!! This Condo Has Just Been Remodeled With A Brand New Bathroom, Carpet, And Paint! The Kitchen Was Completely Remodeled Two Years Ago, And Is In Immaculate Condition. It Has Gorgeous Features Including Granite Counters And Beautiful Wood Cabinetry. The Living Room And Kitchen Are Open With Lots Of Natural Light. They Lead To A Large Balcony With Sliding Glass Doors. The Balcony Has No Windows Opposite, Creating A More Private Environment. The Carport Is Conveniently Located On The Same Level As The Unit. This Unit Has One Covered Carport Space With Storage. The Laundry Is Right Across From The Unit. The Complex Has Several Wonderful Amenities Including Two Swimming Pools, Spas, Two Lighted Tennis Courts, An Exercise Room, Saunas, A Bike Storage Room, Pool Tables, Ping Pong Tables, An On-Site Security Guard, A Club House With A Full Kitchen, Park-Like Grounds And Waterfalls Throughout. The Hoa Includes Exterior Paint And Maintenance, Roofs, Landscaping, Balcony And Railings, And Earthquake Insurance. This Unit Is Located In The The Center Of The Welcoming Brookside Village Complex In Wonderful South Redondo Beach, And Is Just Minutes From The Beach, Restaurants And Shopping! This Is Not A Short Sale Or Foreclosure.

Closed Sale Properties



Addr: 826 South Camino Real 101, Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11014037
OP: \$469,000
LP: \$419,000 **SP:** \$400,000 **Apx SF:** 1,290
LD: 02/03/2011 **SD:** 04/27/2011 **\$/SF:** \$310.08
Beds: 3 **Bath:** 2.00 **LotSF:** 1,555
YBit: 1970 **Prk:** Assigned **DOM:** 47
Elem: Paris **Mid:** Alta Vista **High:** R.U.H.S

Property Description: Great Location With A View Overlooking Alta Vista Park With Lots Of Light And An Ocean Breeze. Remodeled Unit. Spacious Balcony. Fireplace In Living Room. New White Vinyl Windows Throughout. Easy Sale, No Hassles. F.H.A. Approved. Not A Short-Pay. One Of The Least Expensive Standard Sales In The Tri-City Area



Addr: 1321 Beryl 304, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10110327
OP: \$449,000
LP: \$418,000 **SP:** \$415,000 **Apx SF:** 1,199
LD: 10/17/2010 **SD:** 04/15/2011 **\$/SF:** \$346.12
Beds: 2 **Bath:** 2.00 **LotSF:** 1,255
YBit: 1975 **Prk:** Garage Door Open **DOM:** 135
Elem: City **Mid:** with **High:** ck

Property Description: Standard Sale. Move In Condition, Beautiful 2 Bed/ 2 Bath Condo Located Within Minutes Of The Beach! This Top Floor Unit Offers A Spacious Step Down Living Room With Gas Fireplace And Provides A Large Master Bedroom With Walk-In Closet. Enjoy Evening Sunsets And An Ocean Breeze From The Oversized Balcony. Two Parking Spaces And Plenty Of Storage Allow For Room To Grow. Across From Dominguez Park. Relaxing Setting W/In Ground Pool. This Home Has Been Completely Repainted, Is Very Clean And Well Maintained. Conveniently Located Near Shopping, Restaurants, Freeway Access And More. A Must See! Brand New Doors And Windows Installed Throughout The Home In Dec 2010!!!!!!



Addr: 106 Beryl Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S11019525
OP: \$429,000
LP: \$429,000 **SP:** \$430,000 **Apx SF:** 700
LD: 02/14/2011 **SD:** 04/22/2011 **\$/SF:** \$614.29
Beds: 1 **Bath:** 1.00 **LotSF:** 1,760
YBit: 1924 **Prk:** **DOM:** 5
Elem: Beryl **Mid:** Parras **High:** Redondo Unio

Property Description: Nostalgic And Classic Beach Cottage. Marina And Sailboat Views. 1 Bedroom, 1 Bath + Bonus Room Perfect For Office, Just 1 Block To The Beach, Marina And Restaurants. Seller States Complete Remodel In 2007 With New Kitchen And Bath, Ceramic Floors, New Appliances, Flagstone Entry Steps, Roof, Fencing And Retaining Walls. Spacious, Private Rear Yard With Professional Landscaping. Perfect Starter Home Or Second Beach Home. May Qualify For Historical Mill'S Act, Which May Allow Up To 50% Property Tax Reduction!! (Verify With City).

Closed Sale Properties



Addr: 406 Avenue G 18, Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S10118514
OP: \$515,000
LP: \$515,000 **SP:** \$520,000 **Apx SF:** 1,449
LD: 11/10/2010 **SD:** 04/28/2011 **\$/SF:** \$358.87
Beds: 3 **Bath:** 3.00 **LotSF:**
YBit: 1987 **Prk:** Direct Garage Acce **DOM:** 10
Elem: **Mid:** **High:**

Property Description: "Just Reduced" Prime So. Redondo Location ~ Townhome 3 Bedroom, 2 1/2 Bath. Convenient Location To The Beach And Riviera Village Shopping And Restaurants. 3 Level Townhome All Three Bedrooms Upstairs With 12 1/2 Ft. Vaulted Ceilings, Balconies Off All Rooms, Master Bedroom Has Custom Closets. Dining Room And Kitchen Has Hardwood Floors, Wet Bar. Cozy Fireplace In Living Room. Laundry Room On Same Level Of Attached 2 Car Garage With Storage. Community Pool And Spa.



Addr: 700 Esplanade 32, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S10132467
OP: \$499,000
LP: \$499,000 **SP:** \$530,000 **Apx SF:** 1,624
LD: 12/30/2010 **SD:** 04/08/2011 **\$/SF:** \$326.35
Beds: 2 **Bath:** 2.00 **LotSF:** 867
YBit: 1976 **Prk:** Subterranean **DOM:** 98
Elem: **Mid:** **High:**

Property Description: Two Bedroom And Two Bath Condominium With Approximately 1,624 Sq. Ft. Newer Carpet And Paint. Open And Bright On The Top Floor With Cathedral Ceilings. A Great Buy Just Steps Away From The Beach!



Addr: 700 Esplanade 37, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S10082296
OP: \$640,000
LP: \$589,000 **SP:** \$550,000 **Apx SF:** 1,624
LD: 08/02/2010 **SD:** 04/12/2011 **\$/SF:** \$338.67
Beds: 2 **Bath:** 2.00 **LotSF:** 867
YBit: 1976 **Prk:** Subterranean **DOM:** 192
Elem: **Mid:** **High:**

Property Description: Panoramic Ocean View(You Can See Yachts So Often) And Some City Light View & Mountain View. Cathedral Ceiling. Gated Community. Walking Distance (A Couple Of Minutes) To Beach, & Near To Pier. East Side Decks Permitted. Master Bedroom Is At The Loft. Parking Space Is Side By Side.

Closed Sale Properties



Addr: 607 South Broadway 3, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S11026716
OP: \$600,000
LP: \$600,000 **SP:** \$555,000 **Apx SF:** 1,420
LD: 03/02/2011 **SD:** 04/26/2011 **\$/SF:** \$390.85
Beds: 2 **Bath:** 3.00 **LotSF:** 2,396
YBlt: 1979 **Prk:** Direct Garage Acce **DOM:** 48
Elem: **Mid:** Parras **High:** RUHS

Property Description: South Redondo Beach'S Best Street Broadway Welcomes You To Home Ownership! This Lovely Bright, Airy Townhome Has A Private Patio On The Interior Side Of The Complex Ready For A Bbq! The 2 Bedroom 1420 Square Foot Townhome Has A Cozy Living Room With Fireplace Stepping Up To A Dining Room. An Updated Kitchen With Recessed Lighting And Granite Overlay Countertops Is Cheerful And Practical. Cooktop May Be Gas. Skylights In Both Bedrooms, New Vinyl Windows. Log Burning Gas Fireplace. Plenty Of Space In The Two Car Direct Access Private Parking Perfect For Two Cars, Bikes, Groceries And Storage. Don'T Miss This Gem Just A Block And A Half To The Beach!



Addr: 211 South Helberta 8, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** V11019342
OP: \$595,500
LP: \$595,500 **SP:** \$600,000 **Apx SF:** 1,397
LD: 02/13/2011 **SD:** 04/19/2011 **\$/SF:** \$429.49
Beds: 2 **Bath:** 2.00 **LotSF:** 2,178
YBlt: 1986 **Prk:** **DOM:** 65
Elem: **Mid:** **High:**

Property Description: A Recently Remodeled Ocean View End-Unnit Townhome. Great View That Can Be Enjoyed From The Living Room, Dinina Area, Kitchen And Large Deck. Oversize Attached 2-Car Garage With Direct Access, Stainless Steel Kitchen Appliances, And White Carrera Marble Countertop That Are Finished With Glass Mosaic Backsplash Are Just Some Of Few Highlights Of This Beautiful Townhome. Beautiful Floor Coverings Including Distressed Wood Flooring In Main Living Room And Staircase. High Vaulted Ceilings In Living Room And Master Bedroom, Crown Molding, And Recessed Lighting Add To The Craftsman Finish That Sets This Home Apart. 42" Hd Tv Mounted Over The Fireplace Is Included So Just Move In And Start Enjoying Life

Closed Sale Properties



Addr: 706 Vincent Park 6, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10120970
OP: \$639,000
LP: \$615,000 **SP:** \$610,000 **Apx SF:** 1,619
LD: 11/17/2010 **SD:** 04/04/2011 **\$/SF:** \$376.78
Beds: 2 **Bath:** 3.00 **LotSF:** 2,090
YBit: 1980 **Prk:** Direct Garage Acce **DOM:** 138
Elem: Beryl **Mid:** Parras **High:** Redondo Unio

Property Description: Move In Ready! Entire Townhome Has Been Painted & Has New Carpet. There Is A Spacious, Open Kitchen With New Countertops & Backsplash Of Travertine Marble & Beautiful Glass Tile Insets. The Cabinets Have A New Maghogony Finish. Ideal Location On A Cul-De-Sac Across From Vincent Park. End Unit With Lots Of Privacy, Light And Views. The Two Bedrooms Are On The Mid Level, Each With A Full Bathroom. The Upper Level Features A Large Living Area With Natural Wood High Beam Ceilings, A Stone Fireplace And Sliding Doors Leading To A Side Balcony. New Travertine Marble Entryway Is A Warm Addition As You Enter The Home. Tree Studded Ocean Views From Dining Room, Kitchen And Spacious Front Facing Balcony. There Is A Second Balcony On The Side, Off The Living Room With A Private Tree View. Convenient Laundry Area On The Main Floor. Unit Also Has A Central Vac. System. There Is A Bonus Room On The Lower Level Next To The Garage, Perfect For A Guest Room, Third Bedroom Or Family Area. This Is A Small Six Unit Complex, Well Maintained With Low Hoa Fees. Historic Vincent Park And Playground Are Right Across The Street. This Home Is Walking Distance To The Pier, Beach, Middle And High Schools. Welcome Home!



Addr: 208 North Juanita 4, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11020786
OP: \$639,000
LP: \$639,000 **SP:** \$656,126 **Apx SF:** 1,856
LD: 02/17/2011 **SD:** 04/07/2011 **\$/SF:** \$353.52
Beds: 3 **Bath:** 3.00 **LotSF:**
YBit: 1983 **Prk:** Garage - Single Do **DOM:** 35
Elem: **Mid:** **High:** Redondo

Property Description: Bring The Pets, Kids And Patio Furniture. Rare, Private Yard With Terrific Townhome Attached! Enter Into Sunken Living Room With Hardwood Floor And Floor To Ceiling Fireplace. Relax In Your Spacious Living Room And Gaze Out The French Doors At Your Private Back Yard. The Nicely Landscaped Yard Boasts Large Grassy Area Bordered W/ Flowers And Patio Area For Your Outdoor Furniture. Three Steps Up From The Living Room Is A Generous Dining Area, Kitchen With Breakfast Bar And Generous Family Room With Balcony - All With Hardwood Floors. All Bedrooms Upstairs Featuring Large Master With Vaulted Ceilings. Second Bedroom Features Large Closet. Third Bedroom Has A Small Loft Area Which Makes For Storage Area Or A Great Child Hideout. Laundry Adjacent To Bedrooms. Large Garage With Extra Storage Room And Bonus Storage Space.

Closed Sale Properties



Addr: 522 South Irena Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11022915
OP: \$699,000
LP: \$699,000 **SP:** \$670,000 **Apx SF:** 1,100
LD: 02/22/2011 **SD:** 04/27/2011 **\$/SF:** \$609.09
Beds: 3 **Bath:** 1.00 **LotSF:** 5,872
YBlt: 1953 **Prk:** **DOM:** 15
Elem: Alta Vista **Mid:** Parris **High:** RUHS

Property Description: Sunny And Bright 3 Bedroom With Refinished Oak Hardwood Floors T/O. Living Room Has Brick Woodburning Fireplace And Gets Lots Of Sun All Day Long. Huge Kitchen Has Tile Counters, Older Built-In Appliances (Could Use Replacing), Lots Of Storage, Big Nook/Dining Area And Has Side Door That Leads To Deck And Backyard. 2 Rear Bedrooms Have Good Sized Closets And Windows On Two Walls Including East Facing Walls With Views Of Backyard. 3Rd Bedroom Is A Walk-Thru And Currently Used As A Den. Large, Private Backyard Has Big Grass Lawn And Is Gated On Both Sides. One Car Attached Garage With New Sectional Door And Opener. Repainted Recently Inside And Out. Recent New Roof. Big Deck In Front Over Garage Perfect For Parties, Bbq'S And Entertaining. Deck Is Just Off The Kitchen And Can Also Be Accessed From The Front Steps/Door.

Alta Vista Park & Grade School Is One Block Away! Tennis Courts, Baseball Diamonds, Soccer Fields And Playgrounds All One Block Away. Beaches Are Appx 5 Blocks Away.



Addr: 233 South Francisca Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10088244
OP: \$779,000
LP: \$699,000 **SP:** \$692,500 **Apx SF:** 1,543
LD: 08/16/2010 **SD:** 04/25/2011 **\$/SF:** \$448.80
Beds: 3 **Bath:** 2.00 **LotSF:** 2,797
YBlt: 1910 **Prk:** Driveway **DOM:** 186
Elem: Alta Vista **Mid:** Parris Middle Scho **High:** Redondo Unio

Property Description: Redondo Beach Beautification Award Winner. Adorable 1910 Historical Home Remodeled 2002-2007 W/ Modern Conveniences And Period Decor. Property Qualifies Under Mills Act. Seller Currently Qualifies For Reduction In Property Taxes Of Approximately \$600/Month. Kitchen W/ Granite Counter Tops, Apron Sink, New Appliances. Separate Dining Adjacent To Living Room W/ Vaulted Ceilings, Tiffany Style Lighting And Wainscoting. Family Room Adjacent To Kitchen For Add'L Entertaining And Family Comfort. Hardwood Floors Throughout 1St Level-Tile In Downstairs Bath. Clear, Vertical Grain, Douglas Fir Stairs Lead To Upstairs Ocean View Master Suite With Walk-In Closet, 9' High Coved Ceilings And French Doors To Juliet Balcony. Master Bath Completes Exquisite Remodel With Carrera Marble, Pedestal Sink, Oversized Soaking Tub And Hexagon Tile Floor. Custom Window Treatments, Period Reproduction Lighting Throughout. Redwood Siding Exterior. Front Porch, Private Yard And Conversation Patio In Back. Approx. 400 Sq Feet Of Usable Storage Space Under House. Walking Distance To Beach And Redondo Pier. (See Supplements For Further Information Regarding Mills Act Tax Abatement Program.)

Closed Sale Properties



Addr: 210 South Prospect 2, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** V10124193
OP: \$849,000
LP: \$799,000 **SP:** \$750,000 **Apx SF:** 2,061
LD: 11/30/2010 **SD:** 03/31/2011 **\$/SF:** \$363.90
Beds: 3 **Bath:** 3.00 **LotSF:** 2,718
YBIt: 1989 **Prk:** Driveway - Concret **DOM:** 91
Elem: **Mid:** **High:**

Property Description: Just Reduced \$50,000! Must See To Believe This Stunning Just Completely Remodeled Townhome W/City Light Views! Bring Your Pickiest Buyers To This Pristine Home Featuring Open Floor Plan; Gourmet Kitchen With Granite Counters, Painted/Glazed Cabinets, New Stainless Appliances And Culligan Water Filtration, Hardwood Floors And Breakfast Bar. Master Suite With Vaulted Ceiling, Marble Fireplace, Spacious Walk-In Closet And Balcony W/City Views. Luxurious Bath Features Marble Flooring, Shower, Jacuzzi Tub Has Granite Slab And Custom Wood Facing To Match Double Sink Vanity W/Granite And Skylight. All Baths Marble Tub/Shwr, Decorative Marble Topped Cabinets And New Plumbing Fixtures. Bedrooms Feature Vaulted Ceiling, Walk-In Closet And City Views To Downtown. This Home Has New Paint, Carpet, Door Hardware And Designer Touches Such As Alcove, Niches, New Light Fixtures & Crown Molding. Entertainer'S Patio W/City Views, Wall Fountain, Fireplace Included, Gas For Bbq And Landscaping. Laundry Rm And Large Storage Rm W/ Second Refrigerator. Walk To Beach, Pier, Schools & Restaurants. This Townhome Is An Interior Unit Located Off The Main Street. Two Car Garage Plus Additional Guest Parking Spaces. Buyer Relocating And Motivated, So Bring All Offer!



Addr: 1308 South Gertruda Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** V09126432
OP: \$865,000
LP: \$770,000 **SP:** \$760,000 **Apx SF:** 1,524
LD: 12/01/2009 **SD:** 04/13/2011 **\$/SF:** \$498.69
Beds: 3 **Bath:** 2.00 **LotSF:** 5,720
YBIt: 1954 **Prk:** **DOM:** 345
Elem: ALTA VISTA **Mid:** **High:** REDONDO

Property Description: Fantastic Location, Easy Access To Beach And Riviera Village, Fantastic Great Room, Hillside Views, Granite Countertops, Stainless Steel Appliances, Hardwood Floors, Very Large Living Area Accesses Large Patio And Private Back Yard, Ready To Move In!

Short Sale Approved By Lender!

Closed Sale Properties



Addr: 620 El Redondo 2, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11016473
OP: \$789,900
LP: \$779,900 **SP:** \$776,000 **Apx SF:** 2,498
LD: 02/08/2011 **SD:** 04/28/2011 **\$/SF:** \$310.65
Beds: 3 **Bath:** 3.00 **LotSF:** 2,513
YBit: 1987 **Prk:** Direct Garage Acce **DOM:** 41
Elem: Beryl **Mid:** Perras **High:** RUHS

Property Description: Price Reduction!! Check The Comps & What Is Out There, Nothing Like This! South Redondo Custom Designed Remodel With Gracious Entertaining In Mind. "Like New" In One Of Redondo'S Historic, Tree Lined Neighborhood, Walk To Water And Redondo Beach Pier. This Three-Story Family Home Boasts 3 Beds & 2 1/2 Baths, Fireplace, Huge Family Room, Plus Bonus Room & Laundry Room. Master Bedroom Suite Includes Private South-Facing Balcony Overlooking Treetop Vistas & Palos Verdes. Resort Quality Bathrooms All W Granite Counter Tops, Framed Mirrors, Travertine Tile, Designer Fixtures & Lighting. Fabulous Dream Gourmet Kitchen W/ Stainless Steel Appliances (Incl Viking Stove), New Pantry, Maple Wood Cabinetry & Hardwood Floors, New Flooring In Family Room & Bonus Room, Enormous New Private Outdoor Deck For Barbecuing And Entertaining! Total Fab Location, Near Award Winning Redondo Union High School, This Is One Of 4 Units--Low Hoa Dues Include Water, Trash, Landscaper, Termite Insurance), Over-Sized Attached Two-Car Garage, Exterior Common Areas Wood Trim Recently Upgraded, This Property Is Super Special & Priced To Sell!!!

Price Reduced!



Addr: 417 Susana Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11027787
OP: \$799,750
LP: \$799,750 **SP:** \$840,000 **Apx SF:** 1,800
LD: 03/03/2011 **SD:** 04/13/2011 **\$/SF:** \$466.67
Beds: 4 **Bath:** 2.00 **LotSF:** 5,390
YBit: 1965 **Prk:** Direct Garage Acce **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Light & Bright 4 Bedroom 1 And 3/4 Bath Home Located In A Highly Desirable Area In S. Redondo. Private Corner Lot. Some Remodeling & Updating With Newer: Roof, Garage Door, Inside/Outside Paint, Laminate Flooring In Living & Downstairs Bedroom, Tiled From(Entry, Dining, Kitchen, Laundry Area & Both Baths), Wall To Wall Carpeting Upstairs, Landscaping, Etc. Just Blocks From All 3 Schools. Appx. A Mile To The Pier And Beach. Feel The Cool & Clean Ocean Breeze In The Afternoons. Great Family Neighborhood With Wide Streets, Very Private And Secluded As There Are Only 2 Streets That Make Up This Neighborhood (Faye Lane And Susana Ave.) And Both Streets Cul-De-Sac On Both Ends. No Thru-Traffic!

Closed Sale Properties



Addr: 625 South Broadway 3, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** V11027966
OP: \$875,000
LP: \$875,000 **SP:** \$870,000 **Apx SF:** 2,656
LD: 03/04/2011 **SD:** 04/26/2011 **\$/SF:** \$327.56
Beds: 3 **Bath:** 3.00 **LotSF:**
YBit: 1988 **Prk:** Direct Garage Acce **DOM:** 8
Elem: Tulita Elementary **Mid:** Parras **High:** Redondo High

Property Description: Wow! Finally, A Huge, Gorgeous, Totally Remodeled Town House That Feels Like A Traditional Single Family Home! Living Areas Are All On The Entry Level, And All Bedrooms + Laundry Are Upstairs! And This End-Unit Sits Peacefully At The Back Of The Lot With Its Own, Big, Deeded Backyard. Owners Recently Spent Over \$100K Tastefully Remodeling This Home Inside And Out! Like To Entertain? You'LI Love The Oversized Formal Dining Room And The Two Big Family Rooms! (One Is Off The Kitchen & One Is Conveniently Located Downstairs With Its Own Separate Entrance...Perfect For A Home Business, Theatre Room, 4Th Bedroom, Etc). The Kitchen Is A Gourmet'S Dream, With Stunning Custom Cabinetry, Stainless Appliances, Double Oven, Warming Drawer, Wine-Fridge, Walk-In Pantry, & Beautiful Caesarstone Counter Tops. Lovely Living Room Has Fabulous Travertine Fireplace With Mantel. Inviting Family Room Off Kitchen Has Hardwood Floors + French Doors To The Tranquil Landscaped Rear Yard & Large Enclosed Patio With Bbq Hookups! Giant Master Has Large Walk-In Closet, Deck, + Fabulous Remodeled Master Bathroom W/Dual Sinks, Vanity, European Shower With Frameless Glass, Gorgeous Cabinets W/ Granite Counters! Tons Of Storage. Super Street & Location...Just 2 Blocks To The Beach!



Addr: 908 South Catalina C, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S11013768
OP: \$889,000
LP: \$889,000 **SP:** \$875,000 **Apx SF:** 2,300
LD: 02/02/2011 **SD:** 04/15/2011 **\$/SF:** \$380.43
Beds: 3 **Bath:** 3.00 **LotSF:**
YBit: 2007 **Prk:** Direct Garage Acce **DOM:** 62
Elem: **Mid:** **High:**

Property Description: Fabulous Newer Townhome In Prime South Redondo Location! One Block To The Beach! Warm Mediterranean Style With Modern Flair! Open Flowing Floor Plan With Spacious Living Room, Master Bedroom, Large Dining Area, 2 Bedrooms Downstairs, And A Loft Or Office Area. Vaulted Ceilings, Recessed Lighting Throughout, Crown Moulding, Gorgeous Hardwood And Travertine Flooring, Grand Entry, Wrought Iron Stairways, 2 Fireplaces, Plantation Shutters. Large Master Suite With Walk-In Closets, Jacuzzi Tub And Shower. Granite Counters In All Bathrooms! Spacious Gourmet Kitchen With Granite And Stainless Steel Appliances. Light And Bright! 2 Balconies! Large 2 Car Garage. Quiet Rear Unit!

Closed Sale Properties



Addr: 223 Avenue C Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** V11038457
OP: \$879,000
LP: \$879,000 **SP:** \$917,000 **Apx SF:** 1,300
LD: 03/26/2011 **SD:** 04/27/2011 **\$/SF:** \$705.38
Beds: 3 **Bath:** 2.00 **LotSF:** 6,006
YBIt: 1922 **Prk:** No Driveway, Other **DOM:** 22
Elem: **Mid:** **High:**

Property Description: This Is A Classic Beach House Built In 1922 On A 42X143 Rbr-1 Zoned Lot. It Has 3 Bedrooms And 1.75 Baths. The 2 Car Garage Has Alley Access.

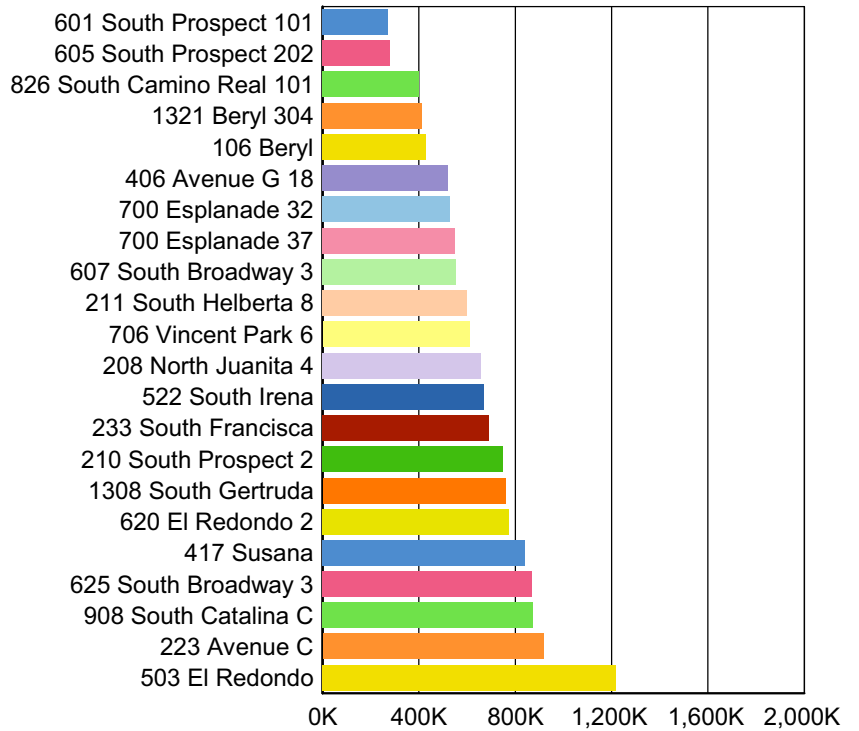


Addr: 503 El Redondo Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11004302
OP: \$1,399,000
LP: \$1,295,000 **SP:** \$1,220,000 **Apx SF:** 3,540
LD: 01/12/2011 **SD:** 04/15/2011 **\$/SF:** \$344.63
Beds: 6 **Bath:** 4.00 **LotSF:** 4,720
YBIt: 2000 **Prk:** Direct Garage Acce **DOM:** 44
Elem: Beryl Heights **Mid:** Perras Middle **High:** Redondo Unio

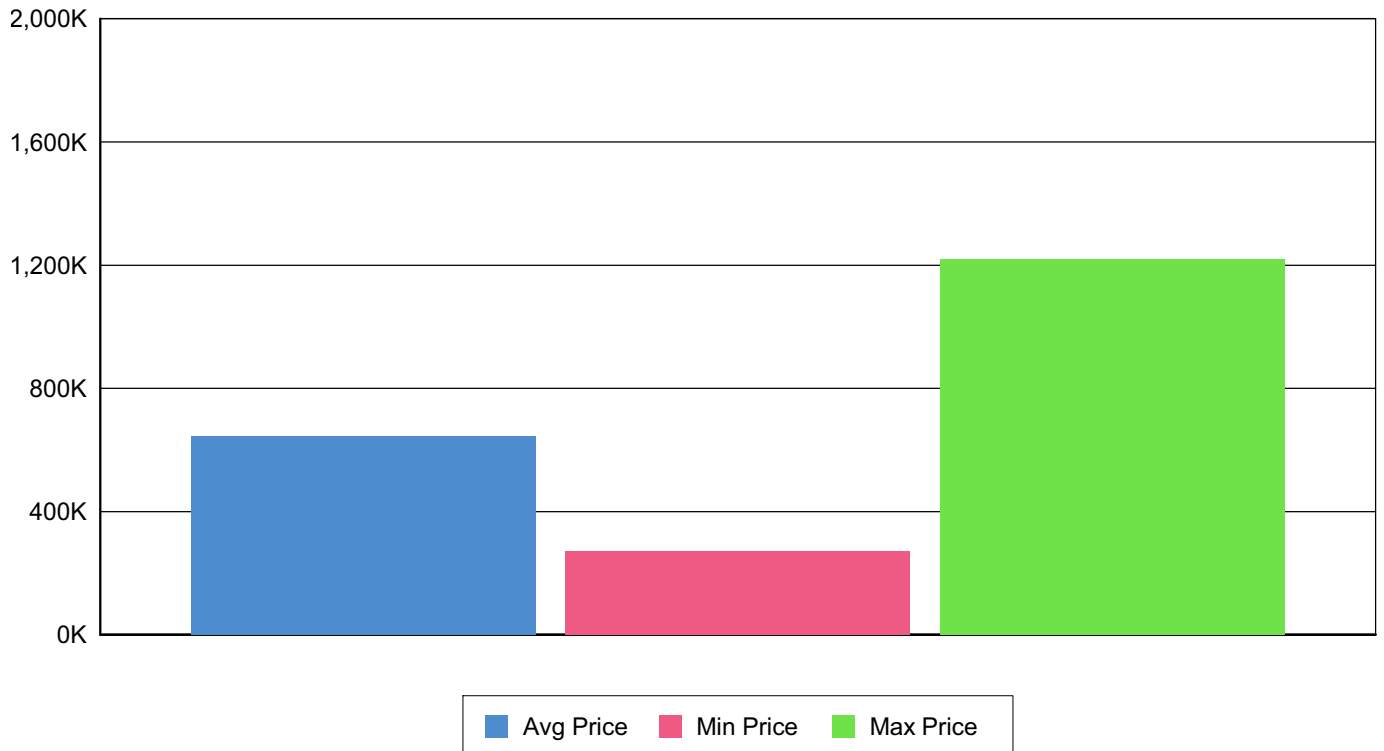
Property Description: Just Reduced!! Fabulous Price For Gorgeous Six Bedroom Home!! Spacious W/ Traditional Floorplan. Picturesque Tree-Lined, Historical 'Gaslamp' Street. Kitchen Has Granite Countertops And Stainless Appliances With Big Island And Opens To Family Room. Dining Room Is Adjacent To Fr. Travertine Flooring In Entry, Dining Room And Kitchen. Designer Carpet In Living Room And Family Room. Lots Of Windows And Sliding Door Off Family Room To Patio And Back Yard. One Bedroom, Being Used As Office Is Downstairs Along With A Full Bath. Other Five Bedrooms Are Upstairs. Bedrooms Are Light And Roomy--Three Have Balconies. Three Full Baths Upstairs Including The Master And Another Bedroom With Private Access To A Bathroom. Master Has Hardwood Floors, Spacious Master Bath With Double Shower And Jacuzzi Tub, And Two Separate Vanities. Master Also Has A Huge Walk-In Closet, (Nearly The Size Of A Bedroom). Great Home For Family Living And Entertaining. Downstairs Has Extra Tall Ceilings Throughout...The Living Room Is Open To The Second Story. All Bedrooms Have Vaulted Ceilings. Great Neighborhood And Very Easy Walk To Vincent Park, Redondo High, And Perras Middle. Also Walking Distance To The Beach, The Public Library, Whole Foods Shopping Center, Starbuck'S And Joe'S!

Closed Sale Properties

# of Listings	22
Lowest Price	\$270,000
Highest Price	\$1,220,000
Average Price	\$644,801
Avg Price/SqFt	\$409.12
Avg DOM	83



Summary Graph/Analysis



Comparative Market Analysis

Monday, August 8, 2011

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$270,000	\$1,220,000	\$644,801	\$409.12
Totals / Averages	\$270,000	\$1,220,000	\$644,801	\$409.12

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
601 South Prospect 101, Redondo Beach	\$349,900	\$270,000	98	-%22.84	\$282.72
605 South Prospect 202, Redondo Beach	\$289,000	\$279,000	140	-%3.46	\$417.04
826 South Camino Real 101, Redondo Beach	\$419,000	\$400,000	47	-%4.53	\$310.08
1321 Beryl 304, Redondo Beach	\$418,000	\$415,000	135	-%0.72	\$346.12
106 Beryl Redondo Beach	\$429,000	\$430,000	5	%0.23	\$614.29
406 Avenue G 18, Redondo Beach	\$515,000	\$520,000	10	%0.97	\$358.87
700 Esplanade 32, Redondo Beach	\$499,000	\$530,000	98	%6.21	\$326.35
700 Esplanade 37, Redondo Beach	\$589,000	\$550,000	192	-%6.62	\$338.67
607 South Broadway 3, Redondo Beach	\$600,000	\$555,000	48	-%7.50	\$390.85
211 South Helberta 8, Redondo Beach	\$595,500	\$600,000	65	%0.76	\$429.49
706 Vincent Park 6, Redondo Beach	\$615,000	\$610,000	138	-%0.81	\$376.78
208 North Juanita 4, Redondo Beach	\$639,000	\$656,126	35	%2.68	\$353.52
522 South Irena Redondo Beach	\$699,000	\$670,000	15	-%4.15	\$609.09
233 South Francisca Redondo Beach	\$699,000	\$692,500	186	-%0.93	\$448.80
210 South Prospect 2, Redondo Beach	\$799,000	\$750,000	91	-%6.13	\$363.90
1308 South Gertruda Redondo Beach	\$770,000	\$760,000	345	-%1.30	\$498.69
620 El Redondo 2, Redondo Beach	\$779,900	\$776,000	41	-%0.50	\$310.65
417 Susana Redondo Beach	\$799,750	\$840,000	8	%5.03	\$466.67
625 South Broadway 3, Redondo Beach	\$875,000	\$870,000	8	-%0.57	\$327.56
908 South Catalina C, Redondo Beach	\$889,000	\$875,000	62	-%1.57	\$380.43
223 Avenue C Redondo Beach	\$879,000	\$917,000	22	%4.32	\$705.38
503 El Redondo Redondo Beach	\$1,295,000	\$1,220,000	44	-%5.79	\$344.63
Total Averages	\$656,457	\$644,801	83	%-2.15	\$409.12

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	601 South Prospect 101	2	2.00	955	1970	\$349,900	\$270,000	04/28/2011	98
S	605 South Prospect 202	1	1.00	669	1970	\$289,000	\$279,000	04/05/2011	140
S	826 South Camino Real 101	3	2.00	1,290	1970	\$419,000	\$400,000	04/27/2011	47
S	1321 Beryl 304	2	2.00	1,199	1975	\$418,000	\$415,000	04/15/2011	135
S	106 Beryl	1	1.00	700	1924	\$429,000	\$430,000	04/22/2011	5
S	406 Avenue G 18	3	3.00	1,449	1987	\$515,000	\$520,000	04/28/2011	10
S	700 Esplanade 32	2	2.00	1,624	1976	\$499,000	\$530,000	04/08/2011	98
S	700 Esplanade 37	2	2.00	1,624	1976	\$589,000	\$550,000	04/12/2011	192
S	607 South Broadway 3	2	3.00	1,420	1979	\$600,000	\$555,000	04/26/2011	48
S	211 South Helberta 8	2	2.00	1,397	1986	\$595,500	\$600,000	04/19/2011	65
S	706 Vincent Park 6	2	3.00	1,619	1980	\$615,000	\$610,000	04/04/2011	138

Comparative Market Analysis

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S	208 North Juanita 4	3	3.00	1,856	1983	\$639,000	\$656,126	04/07/2011	35
S	522 South Irena	3	1.00	1,100	1953	\$699,000	\$670,000	04/27/2011	15
S	233 South Francisca	3	2.00	1,543	1910	\$699,000	\$692,500	04/25/2011	186
S	210 South Prospect 2	3	3.00	2,061	1989	\$799,000	\$750,000	03/31/2011	91
S	1308 South Gertruda	3	2.00	1,524	1954	\$770,000	\$760,000	04/13/2011	345
S	620 El Redondo 2	3	3.00	2,498	1987	\$779,900	\$776,000	04/28/2011	41
S	417 Susana	4	2.00	1,800	1965	\$799,750	\$840,000	04/13/2011	8
S	625 South Broadway 3	3	3.00	2,656	1988	\$875,000	\$870,000	04/26/2011	8
S	908 South Catalina C	3	3.00	2,300	2007	\$889,000	\$875,000	04/15/2011	62
S	223 Avenue C	3	2.00	1,300	1922	\$879,000	\$917,000	04/27/2011	22
S	503 El Redondo	6	4.00	3,540	2000	\$1,295,000	\$1,220,000	04/15/2011	44