

Closed Sale Properties



Addr: 565 Esplanade 113, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** F1859750
OP: \$469,000
LP: \$369,900 **SP:** \$360,000 **Apx SF:** 724
LD: 10/20/2010 **SD:** 07/15/2011 **\$/SF:** \$497.24
Beds: 1 **Bath:** 1.00 **LotSF:** 457
YBlt: 1971 **Prk:** Community Garage **DOM:** 256
Elem: **Mid:** **High:**

Property Description: Wow, We Are The Least Expensive Unit On Esplanade With A Ocean View!!! Local Seller Wants To See All Offers. No Banks Or Court Confirmation To Deal With. We Can Close As Quickly As You Can! Summer Almost Here And You Can Move In And Take Advantage Of It! First Floor Patio Unit With A View! Living Room Has A View Of The Ocean But The First Floor Patio Allows You To Walk Right Out To The Viewpoint With Spectacular Views Of The Sunset, Pier And Palos Verdes. Walk Right Down The Stairs Onto The Sand. Spacious Living Room With Sliding Glass Door Out To The View Patio. Nice Sized Master Bedroom With Huge Walk-In Closet. Full Bathroom With Separate Vanity Area And Linen Closet. Make This Your Special Retreat, Live By The Sea, Walk To The Strand, Redondo Beach Pier And The Riviera. This Clean, Well Located Unit Is Full Of Potential, With A Bright Kitchen, Built In Microwave And Terrific Storage. One Parking Space In Community Garage And Storage Unit. Very Low Hoa Fees At \$290 Per Month. Come Home To The Surfrider. Great Price For A Beach Home....Or A Weekend Getaway, Perhaps?



Addr: 601 South Prospect 305, Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11056183
OP: \$379,000
LP: \$379,000 **SP:** \$367,500 **Apx SF:** 950
LD: 05/04/2011 **SD:** 07/22/2011 **\$/SF:** \$386.84
Beds: 2 **Bath:** 1.00 **LotSF:** 1,006
YBlt: 1970 **Prk:** Assigned **DOM:** 72
Elem: Alta Vista Elem. **Mid:** Perras Middle **High:** Redondo Unio

Property Description: Everybody Adores The Quiet Redondo Beach Condominium Community Of Brookside Village With Its Flowing Streams, Beautiful Grounds, Wonderful Amenities (2 Pools, 2 Tennis Courts, Gym, Huge Recreation Center), And Friendly Full Time Maintenance/Security Staff. And When You Enter Into This Beautifully Updated Top Floor End Unit, You'Ll Be Taken By The Wall To Wall Natural Distressed Plank Flooring And High Ceilings Casting Plenty Of Natural Sunlight Throughout The Living Areas. The Kitchen Features High Grade Granite Counters, Stainless Appliances, And Well Appointed Maple Cabinets. Upstairs Is A Quiet Loft Used As An Office (Or Second Bedroom) With An Abundance Of Storage And Separate Patio Door Leading To Your Own Private Rooftop Deck/Garden. And Unit 305 Is Perfectly Placed In The Property With Quick Access To Your Garage Space, The Recreation Center, And Guest Parking. Hurry, Priced To Sell As This Owner Is Ready To Move!! Why Pay Rent Any Longer, This Property Is Fha Approved And Qualifies For 3.5% Down And As Low As A 600 Fico Score (All Parties To Verify Fha Financing Terms)!

Closed Sale Properties



Addr: 1200 Opal 30, Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** V11053930
OP: \$499,900
LP: \$469,900 **SP:** \$465,000 **Apx SF:** 1,524
LD: 04/29/2011 **SD:** 07/01/2011 **\$/SF:** \$305.12
Beds: 3 **Bath:** 3.00 **LotSF:** 1,930
YBlt: 1974 **Prk:** Assigned **DOM:** 69
Elem: Alta Vista Elementa **Mid:** Perras Middle Scho **High:** West High

Property Description: Huge Price Reduction!!! Standard Sale In South Redondo!!! Walk One Mile To The Beach!
 Please Prepare To Be Wowed When You See This Manicured Garden With Exotic Flowers, Running Creeks, And Silky Lawns. Sparkling Pool And Steaming Jacuzzi All Year Around. This One Of The Best Locations In The Complex, As A Corner Unit Affording Much More Natural Light Throughout The Home. Spacious Living Room With Cozy Fire Place And Separate Kitchen With Adjacent Dining Area Are On The First Level While All Three Bedrooms And Two Bathrooms Are Upstairs. Laundry Area Is Conveniently Located In The Bathroom Downstairs. Specious Private Patio Off The Living Room, Deck Adjacent To The Kitchen , And Two Large Balconies In The Bedrooms Are Offering A Lot Of Outdoor Enjoyment. Walk-In Closets, Storage At The Patio, 2 Parking Spots In Subterranean Garage, And A Choice Of Redondo Union Or Torrance Unified School Districts.



Addr: 140 The Village 212, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** V11066232
OP: \$499,000
LP: \$499,000 **SP:** \$495,000 **Apx SF:** 1,257
LD: 05/20/2011 **SD:** 07/19/2011 **\$/SF:** \$393.79
Beds: 2 **Bath:** 2.00 **LotSF:** 1,154
YBlt: 1980 **Prk:** Assigned, Built-In S **DOM:** 60
Elem: **Mid:** **High:** Redondo High

Property Description: Live At The Beach In A Resort Style Complex With Pool, Two Spas, Gym And Saunas. Seascapes II Is Located Just A Few Steps From The Beach, Bike Path, Marina And Restaurants. This Unit Has Southwest Exposure And A Peek Of The Ocean. It Overlooks The Park On The South Side Of The Complex And Is One Of The Quietest Locations In The Complex. It Has A Huge Patio, Hardwood Floors, Walk-In Laundry Room With Washer And Dryer And Has Been Freshly Painted. There Are Two Side By Side Parking Spaces And Extra Storage In The Garage. They Are Assigned Spaces Near Elevator (31 & 32) Complex Is Fha Approved!!!!

Closed Sale Properties



Addr: 1800 South Pacific Coast Hwy. 5, Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11016789
OP: \$525,000
LP: \$517,000 **SP:** \$517,000 **Apx SF:** 1,672
LD: 02/08/2011 **SD:** 07/01/2011 **\$/SF:** \$309.21
Beds: 3 **Bath:** 3.00 **LotSF:** 1,978
YBlt: 2000 **Prk:** **DOM:** 140
Elem: **Mid:** **High:**

Property Description: 3 Bedrooms,3 Baths~Ocean Peak"B" Model New England Style (Cape Cod) In Lovely Gated Community In South Redondo.Lots Of Upgrades.From Designer Paint Colors,Designer Tile With Inlays And Custom Lighting Fixtures Throughout.The Gourmet Kitchen Has Black Granite Counters, Stainless Appliances, And Upgraded Cocoa Cabinets .Open Living Room With Fireplace And Built-Ins For Tv. You'LI Also Find A Bedroom Downstairs With Tile Inlaid With Sculpted Carpet. At The Top Of The Stairs Is A Completely Built In Office, Laundry Room, Second Bedroom And The Master Bedroom Suite With Beautiful Upgraded Master Bathroom That Has An Oversized Tub And Separate Shower.Unit Has A/C,And Many More Upgrades. Private Fully Landscaped Bricked-In Yard .Close To The Beach.



Addr: 625 Esplanade 21, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S10104721
OP: \$585,000
LP: \$565,000 **SP:** \$520,000 **Apx SF:** 760
LD: 10/01/2010 **SD:** 07/21/2011 **\$/SF:** \$684.21
Beds: 1 **Bath:** 1.00 **LotSF:** 527
YBlt: 1974 **Prk:** Driveway, Garage D **DOM:** 294
Elem: Nick Parris **Mid:** Alta Vista **High:** Redondo

Property Description: Panoramic White Water Ocean Views From Palos Verdes To Malibu Overlooking The Pristine Sandy Beach, Fun Rock Jetty, And Gorgeous Pacific Ocean. Watch For The Dolphins And Whales Right From This Precious Home With It'S Great Location! Freshly Painted With An Updated Kitchen, Ocean View Dining Area, And Spacious Living Room With Cozy Fireplace. The Private West-Facing Balcony Is Perfect For Barbecuing Dinner, Basking In The Sun, And Enjoying Those Cool Ocean Breezes. Be Amazed At The Absolutely Spectacular Sunsets, And Sound Of The Waves Crashing On The Shoreline. There Are Washer/Dryer Hookups Inside The Unit, And 2 Side-By-Side Parking Spaces And A Storage Cabinet In The Gated Subterranean Garage. You Are Within Walking, Bicycling Or Jogging Distance To The Redondo Beach Pier, Beautiful King Harbor, And The Riviera Village For Fine Dining, Shops, And Sidewalk Cafes.

Closed Sale Properties



Addr: 240 South Broadway 2, Redondo Beach
Area: S Redondo Bch W of PCH
OP: \$599,000
LP: \$550,000
LD: 11/02/2009
Beds: 3
YBit: 1986
Elem:

SP: \$525,000
SD: 07/29/2011
Bath: 3.00
Prk: Direct Garage Acce
Mid:

MLS #: S10025234
Apx SF: 1,479
\$/SF: \$354.97
LotSF: 1,873
DOM: 494
High:

Property Description: The Short Sale Has Been Approved!!! Please Follow Up Quickly To Get Your Offer In!!! This Is A 3 Bedroom 3 Bathroom Town Home. It Is Three Levels With A Subterranean Two-Car Garage. The Home Is In Good Shape And Only Two Blocks From The Redondo Beach Pier And Beach. This Home Is On A Desirable Tree Lined Street West Of Pch. There Is A Large Private Deck Off Of The Living Room And Kitchen And An Open Spacious Floor Plan. Enjoy The Wonderful Southern California Beach Lifestyle With This Home.



Addr: 625 North Guadalupe 1, Redondo Beach
Area: S Redondo Bch N of Torrance Bl
OP: \$579,000
LP: \$549,000
LD: 04/21/2011
Beds: 3
YBit: 1977
Elem:

SP: \$549,000
SD: 07/29/2011
Bath: 3.00
Prk: Direct Garage Acce
Mid:

MLS #: V11050840
Apx SF: 1,291
\$/SF: \$425.25
LotSF: 2,592
DOM: 102
High:

Property Description: Only 6 Blocks To King Harbor Marina, Beach & Redondo Pier, This Rare 2 Story Townhouse-Style End Unit Offers The Best Of The Southern California Lifestyle. Spacious Living Room With Fireplace And Access To An Enclosed Partially Covered Patio With Room For Gardening Or Spa Offers Extended Living Space For Parties And Barbeques. Well Laid Out Kitchen Is Adjacent To The Comfortable Dining Area On One Side And A Large Laundry Room And Pantry Area On The Other Side. Convenient Downstairs Powder Room Is Near The Entry. The Large 2 Car Garage Is Just Steps To The Kitchen (Convenient For Carrying In Groceries). Upstairs Is A Large Master Suite With Mirrored Closet Doors, Ceiling Fan And Views Of A Wide Tree-Lined Street. The 2 Remaining Bedrooms (Total Of 3 Upstairs Bedrooms) Share The Full Sized Hall Bath. Well Located With Easy Access To Shopping, Restaurants, Bike Path, Sandy Beach And Much More, This Beautifully Maintained Townhome Features Upgraded Carpet, Lighting Fixture, Fresh Paint, Cheerful Plantings Off The Patio And Much More.

Closed Sale Properties



Addr: 121 South Lucia 4, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10108970
OP: \$739,000
LP: \$639,000 **SP:** \$617,500 **Apx SF:** 2,014
LD: 10/13/2010 **SD:** 07/22/2011 **\$/SF:** \$306.60
Beds: 3 **Bath:** 3.00 **LotSF:** 2,326
YBlt: 1986 **Prk:** Driveway, Direct Ga **DOM:** 216
Elem: **Mid:** **High:** RUHS

Property Description: One Of South Redondo'S Most Desirable Buildings. Great Curb Appeal On Beautiful Tree Lined Quiet Street. Desirable Front End Unit Has Lots Of Light. Spacious 3 Story Floor Plan With Custom Upgrades And Contemporary Touches. This Charming 3 Bedroom, 2.5 Bath Has It All! All 3 Bedrooms And Laundry On Same Level. Beautiful Remodeled Kitchen With Granite Counter Tops And Custom Cabinetry. Family/Study Room With Build-In Oak Desk With Bookshelves. Living Room With High Ceilings, French Doors, And Fireplace Looks Out To Spacious Enclosed Patio, Great For Entertaining And Bbq'S. Large Master Suite With High Ceilings, Walk-In Closet And Private Balcony. Master Bath With His And Her Sinks. Huge Bonus Room Can Be Used For Gym, Office, 4Th Bedroom Or An Entertainment Room. Formal Dining Room With Wet Bar. Inside Laundry With Washer & Dryer. Recessed Lighting, Skylight, And Lots Of Storage. Attached 2 Car Garage. Great Location, Walking Distance To Top Ranked Schools, Beach, Shopping And Pier.



Addr: 220 Helberta E, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11073633
OP: \$660,000
LP: \$660,000 **SP:** \$635,000 **Apx SF:** 1,961
LD: 06/09/2011 **SD:** 07/15/2011 **\$/SF:** \$323.81
Beds: 2 **Bath:** 3.00 **LotSF:** 2,178
YBlt: 1981 **Prk:** Garage **DOM:** 29
Elem: **Mid:** **High:**

Property Description: Contemporary Tri Level Townhome Locat Ed In Highly Desirable South Redondo Beach Just Minutes From The Pier. Fine Restaurantes And Entertainment Venues. Very Spacious, Light And Bright. Large Open Living Room With Vaulted Ceilings, Fireplace And Balcony. No Need To Carry Packages Upstairs This Great Unit Comes With A Dumb Waiter Which Serves Both Upper Floors! Spacious 2 Car Garage With Laundry And Adjoining Den Or Rumpus Room. A Very Special Unit With Room To Stretch. Show Your Fussy Buyers. Property Also Listed For Lease.

Closed Sale Properties



Addr: 612 Beryl Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** 11008015
OP: \$64,900,000
LP: \$649,000 **SP:** \$645,000 **Apx SF:** 1,266
LD: 05/22/2011 **SD:** 07/26/2011 **\$/SF:** \$509.48
Beds: 3 **Bath:** 2.00 **LotSF:** 2,800
YBit: 1920 **Prk:** Street, Driveway **DOM:** 13
Elem: **Mid:** **High:**

Property Description: 4 Blocks From The Beach, 3+2. Added Master Suite With Fireplace And Remodeled Bath. 2Nd Bath With Original Claw Foot Tub. Home Has Original Built-Ins With Hardwood Floors. Remodeled Kitchen, Recessed Lighting, Surround Sound. Private Rear Yard With Enclosed Hot Tub. Walk To Whole Foods And Shopping. Home On The Historic Registry And Enjoys A Significant Decrease In Property Taxes (Check With City). Home Shows Very Well.



Addr: 409 Miramar Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11004315
OP: \$759,000
LP: \$679,000 **SP:** \$647,145 **Apx SF:** 1,361
LD: 01/11/2011 **SD:** 07/22/2011 **\$/SF:** \$475.49
Beds: 3 **Bath:** 2.00 **LotSF:** 3,200
YBit: 1941 **Prk:** Built-In Storage, Ga **DOM:** 175
Elem: Alta Vista Elem **Mid:** Parras Middle **High:** Redondo Unio

Property Description: Situated In One Of The Cities Premiere Neighborhoods And Adjacent To The Infamous Redondo Beach Pier/Marina Is This Exceptional Family Home In Move In Condition. The Home Boasts A Single Level Floor Plan And Is Ingeniously Elevated Above The Street Named After Its Impressive Ocean Views. Additional Features Include A Large South Facing Living Room, A Dining Room Large Enough To Entertain, An Oversized Master Bedroom With Plenty Of Closet Space, Two Car Garage With A Flexible Workspace/Storage Area, A Private Rear Patio Area, And A Guest Room Complete With Separate Entry/Laundry/And Bathroom Facilities. This Is Truly A One Of A Kind Gem Located On A Street Where Listings Are Not Only Scarce But Priced In The Million Dollar Range... Don'T Wait, This One Will Not Last!!

Closed Sale Properties



Addr: 617 Camino Real Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11055984
OP: \$789,000
LP: \$745,000 **SP:** \$721,275 **Apx SF:** 1,075
LD: 05/03/2011 **SD:** 07/21/2011 **\$/SF:** \$670.95
Beds: 3 **Bath:** 2.00 **LotSF:** 6,000
YBIt: 1952 **Prk:** **DOM:** 53
Elem: Alta Vista **Mid:** **High:** Redondo Unio

Property Description: This South Redondo Beach Home Has Been Remodeled With The Finest Finishes Throughout Including New Kitchen Cabinets, Stainless Appliances, Granite Countertops And Beautiful Refinished Hardwood Floors. This Home Has Tremendous Views And A Gorgeous Pool With An Attached Jacuzzi And Waterfall.... Enjoy This Summer In Your Own Back Yard. The Back Yard Is Like A Private Oasis Complete With Palm Trees Galore, Lush Landscaping And A Built In Gas Bbq That Was Built To Entertain. Yes This Home Is Situated On An Oversized 6000 Square Foot Lot That Is Waking Distance To The Beach, Alta Vista Park, And The Award Winning Alta Vista Elementary School. The Home Offers A Nice Open Floorplan With A Great Room That Opens Up To A Sprawling Deck. The 3 Bedrooms And 1 Bathroom All On The Same Level Flows Very Nice To The Deck And The Incredible Back Yard Oasis With A Newer Vinyl Private Fence.

Do Not Miss The Large "Bonus" Room Downstairs Off The Garage With A 1/4 Bath, Laundry Room And Great Storage. From The Kitchen, Go Out The Side Door And Take The Stairs Down To The Room....



Addr: 200 Sapphire G, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S11055014
OP: \$795,000
LP: \$795,000 **SP:** \$757,500 **Apx SF:** 2,323
LD: 05/02/2011 **SD:** 07/15/2011 **\$/SF:** \$326.09
Beds: 4 **Bath:** 4.00 **LotSF:** 1,982
YBIt: 1988 **Prk:** Assigned, Direct Ga **DOM:** 14
Elem: **Mid:** **High:** Redondo Unio

Property Description: In Keeping With The Name Of Its Street, This Gem On Sapphire Fairly Sparkles, Possessed Of Every Asset By Which You Measure Quality. First, Of Course, We Have Layer Upon Layer Of Coveted Location: Not Just South Redondo, But A Choice Address Within A Five-Minute Stroll To The Sand. Even More, The End-Unit Location Of This Townhome Provides Beach-Access Without The Noise And Bustle Of Visitors Intent On The Nearby Pier. If You Need Your Car, Open A Door To The Double-Car Garage Behind A Security Gate, Situated Next To Extra Visitor And Residence Parking.

As If The Location Weren'T Enough, The Jewel-Like Metaphor Applies To The Physical Property As Well, On Every Level, Including The Tri-Level Living Areas. Intelligently Designed And Splendidly Maintained, All 2300 Square Feet Have Seen Recent Upkeep And Enhancement. The Double-Door Entry Ushers Into A Spacious Living Room, Formal And Informal Dining, Bright, Functional Kitchen With A View Of The Patio Area. The Lower Level Leads Into The Aforementioned Garage And Boasts A Large Bedroom/Bonus/Suite With Full Bath And Good Light. Upper Level Consists Of Three Bedrooms, Two Full Baths, The Master With Spa-Tub And Extras, Laundry Facilities, Vaulted Ceilings, And Balcony. Incredible Price And Area.

Closed Sale Properties



Addr: 121 South Helberta A, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11065134
OP: \$799,000
LP: \$799,000 **SP:** \$790,000 **Apx SF:** 2,661
LD: 05/23/2011 **SD:** 07/01/2011 **\$/SF:** \$296.88
Beds: 3 **Bath:** 3.00 **LotSF:** 3,554
YBlt: 1992 **Prk:** Built-In Storage, Sh **DOM:** 23
Elem: **Mid:** **High:**

Property Description: Gorgeous & Huge Completely Detached 2 On A Lot In Prime South Redondo At The Top Of A Quiet Tree Lined Street. 3 Large Bedrooms And 2.5 Baths Are Featured In This Move In Condition Decorator Perfect Home. The Entry Level Has 2 Large Bedrooms, A Sun Room/Area, Laundry Room With Built In Hamper, Cabinets And A Folding Table Concealing Laundry Tub & Water Softener. Large Full Bath With Double Sinks And Separate Tub & Shower To Service Two Downstairs Bedrooms. Entrance To 2 Car Garage With Cabinets & Storage Shelf. Second Level Main Living Area With Living Room, Formal Dining Room With Faux Pavers, Blt/In Buffet With Shelves & Drawers & Recessed Lighting. The Center Island Kitchen Features New Stainless Steel Appliances And Faucet, Lots Of Cabinet Space, Recessed Lighting & Spiral Sircase To Loft Which Has Deck With Ocean & Pv View. The Great Room Is Open To The Kitchen & Features Vaulted Ceiling With Arched Window & Gas Fireplace. Powder Room Off The Dining Room & Kitchen. Large Master Suite With Vaulted Ceiling, Ceiling Fan, Master Bath With Walk In Closet, Double Sinks, Spa Tub, Large Glass Enclosed Shower. Large Patio Off Of Master & Great Room. Plantation Shutters Throughout. New Front Door. Close Access To Redondo Pier And Villiage.



Addr: 618 North Irena B, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10074015
OP: \$965,000
LP: \$850,000 **SP:** \$812,500 **Apx SF:** 3,165
LD: 07/12/2010 **SD:** 07/08/2011 **\$/SF:** \$256.71
Beds: 3 **Bath:** 3.00 **LotSF:** 3,023
YBlt: 1989 **Prk:** Driveway, Direct Ga **DOM:** 144
Elem: **Mid:** **High:**

Property Description: Completely Remodeled Home. Patio With Ocean Views. Dark Wood Floors, French Doors Throughout. Private Backyard With Synthetic Lawn.. Master Suite Has Walk In Closet, Spa Tub And Private Balcony. Other Bedrooms Are Oversized. The Bonus/Entertainment Room Is Larger Then Life With Endless Possibilities For How You Want To Use It.

Closed Sale Properties



Addr: 110 The Village 506, Redondo Beach
Area: S Redondo Bch W of PCH
OP: \$975,000
LP: \$975,000 **SP:** \$965,000
LD: 04/20/2011 **SD:** 07/19/2011
Beds: 2 **Bath:** 2.00
YBlt: 1980 **Prk:** Assigned, Built-In S
Elem: **Mid:** Parras

MLS #: S11049923
Apx SF: 1,800
\$/SF: \$536.11
LotSF: 1,154
DOM: 44
High: Redondo Unio

Property Description: Ocean Views Surround You From The Moment You Enter This Beautiful Seascape li Penthouse Inspired By The Very Best In Coastal Living. Unlike Anything On The Market, This Luxury Penthouse Is The Perfect Beach Home Featuring Panoramic Ocean And Palos Verdes Views. The Home Has Been Extensively Remodeled And Professionally Decorated And Is Being Sold Fully Furnished And Is Absolutely Turn-Key. Featuring 2 Spacious Bedrooms And A Beautiful Loft With Panoramic Views Of King Harbor And The Marina, This Luxury Home Has Over 1800 Square Feet Of Living Space As Well As Two Private Ocean View Decks To Enjoy Your Morning Cup Of Coffee Or Evening Sunsets. Endless Ocean Views Are Everywhere And Can Be Seen From The Moment You Enter. Features And Upgrades Include: Spacious Remodeled Kitchen With Granite Counters, Stainless Steel Appliances, New Cabinetry And More, Large Dining Area, Bright And Open Living Room With Coastal Inspired Decor And Large Fireplace, Flat Screen Tv, In Unit Laundry, Master Suite With Ocean View Balcony, 2 Large Decks, Hardwood Floors And Too Much More To Mention. Nothing Has Been Overlooked In This Truly Magnificent Coastal Inspired Luxury Penthouse.



Addr: 712 Sapphire Redondo Beach
Area: S Redondo Bch S of Torrance Bl
OP: \$3,500,000
LP: \$2,495,000 **SP:** \$2,160,000
LD: 03/01/2011 **SD:** 07/08/2011
Beds: 5 **Bath:** 5.00
YBlt: 2002 **Prk:**
Elem: **Mid:**

MLS #: S11026526
Apx SF: 4,698
\$/SF: \$459.77
LotSF: 9,060
DOM: 75
High:

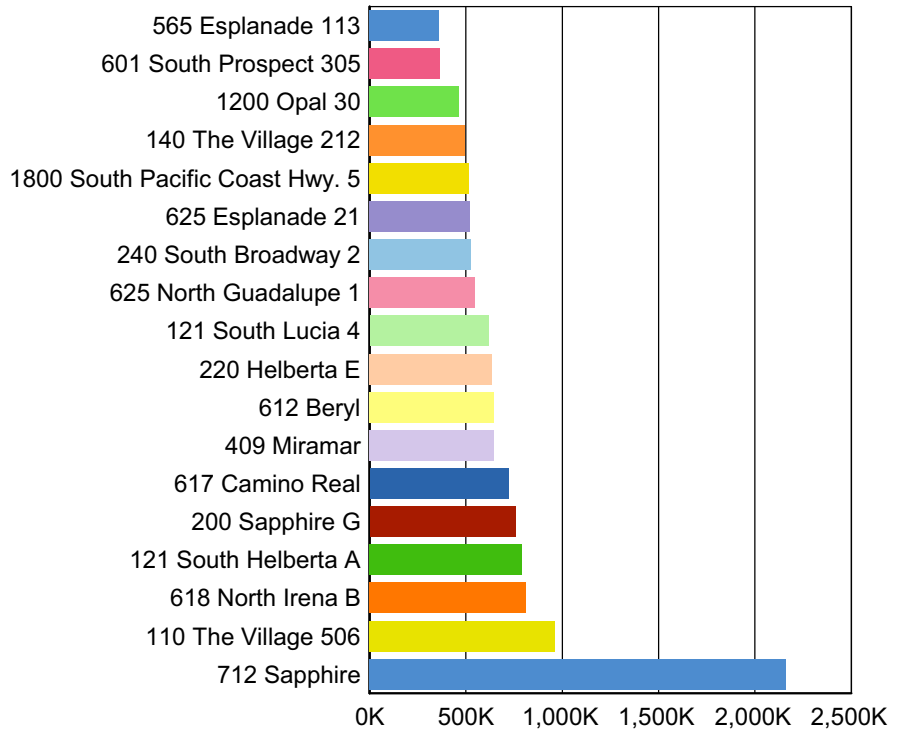
Property Description: Finally A Large Home With A Large Yard In South Redondo. House Is 4698 Sq Ft, Lot Is 9060!! Beautiful Mediterranean Villa Feels And Looks Like Italian Riviera In S. Redondo. Exquisite Use Of Natural Stone, Granite And Sculpted Iron Enhance The Natural Light In Every Room Of This Property. Grand Entrance With Soaring Rotunda And Spiral Staircase Lead To Lovely And Large Bedrooms All With Adjoining Baths. Two Bedrooms Face The Ocean. Master Bedroom Has Large Deck With Ocean Views. Downstairs Has French Doors Leading To Charming Courtyard And Formal Dining Room. Dwnstrs Fourth Bedroom/Office Has It Own Bath And Is Perfect For Guests Or Help. Gourmet Kitchen Has Enormous Granite Center Island Which Opens To Beautiful Family Room With Fireplace All Looking Out Onto A Lovely Spacious Yard Space (So Rare In Redondo). The Home Has Newer Paint And Hardwood Floors Throughout. The Backyard Includes A Large Patio, Barbeque And Grassy Yard Followed By A Wall Of Glass Enclosing A Natural Rock Formation Pool, Spa And Grotto W/ Waterfall. Tropical Floral Landscaping Makes The Backyard Space A Hawaiian Oasis. Garage Is Newly Remodeled With New Paint Hardwood Floors And A Space Created N Upstairs For An Abundance Of Storage.

Comparative Market Analysis

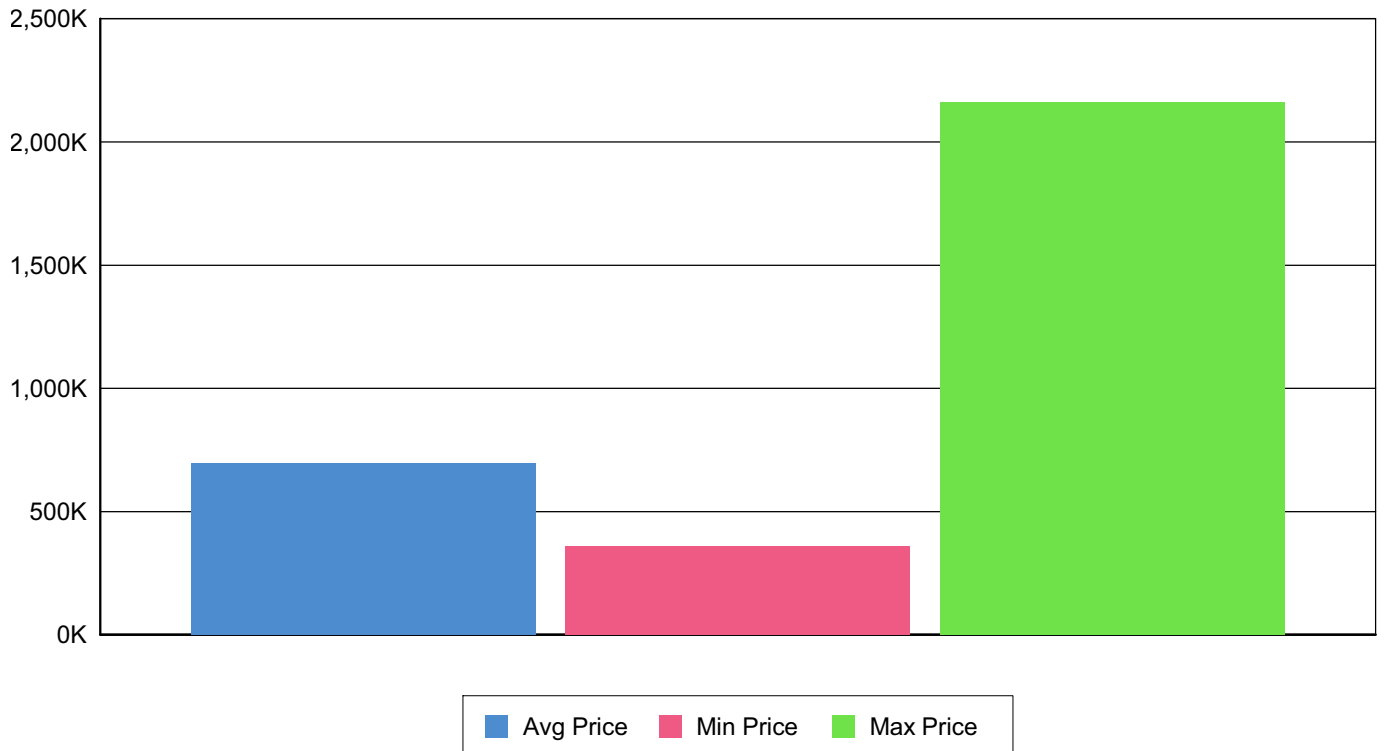
Monday, August 8, 2011

Closed Sale Properties

# of Listings	18
Lowest Price	\$360,000
Highest Price	\$2,160,000
Average Price	\$697,190
Avg Price/SqFt	\$417.70
Avg DOM	126



Summary Graph/Analysis



Comparative Market Analysis

Monday, August 8, 2011

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$360,000	\$2,160,000	\$697,190	\$417.70
Totals / Averages	\$360,000	\$2,160,000	\$697,190	\$417.70

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
565 Esplanade 113, Redondo Beach	\$369,900	\$360,000	256	-%2.68	\$497.24
601 South Prospect 305, Redondo Beach	\$379,000	\$367,500	72	-%3.03	\$386.84
1200 Opal 30, Redondo Beach	\$469,900	\$465,000	69	-%1.04	\$305.12
140 The Village 212, Redondo Beach	\$499,000	\$495,000	60	-%0.80	\$393.79
1800 South Pacific Coast Hwy. 5, Redondo Beach	\$517,000	\$517,000	140	%0.00	\$309.21
625 Esplanade 21, Redondo Beach	\$565,000	\$520,000	294	-%7.96	\$684.21
240 South Broadway 2, Redondo Beach	\$550,000	\$525,000	494	-%4.55	\$354.97
625 North Guadalupe 1, Redondo Beach	\$549,000	\$549,000	102	%0.00	\$425.25
121 South Lucia 4, Redondo Beach	\$639,000	\$617,500	216	-%3.36	\$306.60
220 Helberta E, Redondo Beach	\$660,000	\$635,000	29	-%3.79	\$323.81
612 Beryl Redondo Beach	\$649,000	\$645,000	13	-%0.62	\$509.48
409 Miramar Redondo Beach	\$679,000	\$647,145	175	-%4.69	\$475.49
617 Camino Real Redondo Beach	\$745,000	\$721,275	53	-%3.18	\$670.95
200 Sapphire G, Redondo Beach	\$795,000	\$757,500	14	-%4.72	\$326.09
121 South Helberta A, Redondo Beach	\$799,000	\$790,000	23	-%1.13	\$296.88
618 North Irena B, Redondo Beach	\$850,000	\$812,500	144	-%4.41	\$256.71
110 The Village 506, Redondo Beach	\$975,000	\$965,000	44	-%1.03	\$536.11
712 Sapphire Redondo Beach	\$2,495,000	\$2,160,000	75	-%13.43	\$459.77
Total Averages	\$732,489	\$697,190	126	%-3.36	\$417.70

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	565 Esplanade 113	1	1.00	724	1971	\$369,900	\$360,000	07/15/2011	256
S	601 South Prospect 305	2	1.00	950	1970	\$379,000	\$367,500	07/22/2011	72
S	1200 Opal 30	3	3.00	1,524	1974	\$469,900	\$465,000	07/01/2011	69
S	140 The Village 212	2	2.00	1,257	1980	\$499,000	\$495,000	07/19/2011	60
S	1800 South Pacific Coast Hwy.	3	3.00	1,672	2000	\$517,000	\$517,000	07/01/2011	140
S	625 Esplanade 21	1	1.00	760	1974	\$565,000	\$520,000	07/21/2011	294
S	240 South Broadway 2	3	3.00	1,479	1986	\$550,000	\$525,000	07/29/2011	494
S	625 North Guadalupe 1	3	3.00	1,291	1977	\$549,000	\$549,000	07/29/2011	102
S	121 South Lucia 4	3	3.00	2,014	1986	\$639,000	\$617,500	07/22/2011	216
S	220 Helberta E	2	3.00	1,961	1981	\$660,000	\$635,000	07/15/2011	29
S	612 Beryl	3	2.00	1,266	1920	\$649,000	\$645,000	07/26/2011	13
S	409 Miramar	3	2.00	1,361	1941	\$679,000	\$647,145	07/22/2011	175
S	617 Camino Real	3	2.00	1,075	1952	\$745,000	\$721,275	07/21/2011	53
S	200 Sapphire G	4	4.00	2,323	1988	\$795,000	\$757,500	07/15/2011	14
S	121 South Helberta A	3	3.00	2,661	1992	\$799,000	\$790,000	07/01/2011	23

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S	618 North Irena B	3	3.00	3,165	1989	\$850,000	\$812,500	07/08/2011	144
S	110 The Village 506	2	2.00	1,800	1980	\$975,000	\$965,000	07/19/2011	44
S	712 Sapphire	5	5.00	4,698	2002	\$2,495,000	\$2,160,000	07/08/2011	75