

Closed Sale Properties



Addr: 816 Camino Real 104, Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11004133
OP: \$419,600
LP: \$409,000 **SP:** \$407,000 **Apx SF:** 975
LD: 01/12/2011 **SD:** 06/20/2011 **\$/SF:** \$417.44
Beds: 2 **Bath:** 2.00 **LotSF:** 1,555
YBit: 1970 **Prk:** Assigned, Built-In S **DOM:** 159
Elem: Alta Vista Elementa **Mid:** Parras **High:** Redondo Unio

Property Description: New Price Reduction! Hurry, Don'T Wait. Gorgeous, Upgraded End Unit With Open Floor Plan In Best Location Of Brookside Village In The Heart Of South Redondo Beach! Priced Lower Than Market Value And Current Appraisal. Centrally Located In Complex With Greenbelt View Away From Main Streets. Move-In-Ready! Sellers Spent \$25,000 In Upgrade Throughout! Beautiful Kitchen Has New Granite Countertops, Stainless Steel Appliances, Full Back Splash, New Sinks, Tile Floors & Classy Cherry Wood Cabinets With Pull Out Pantry Shelves & Crown Molding. New Double Paned Windows In Bedrooms. New Sinks, Crown Molding & Fixtures In Baths. New Stone Tile Patio Is Great For Bbq'S. Newer Carpet & Paint In All Rooms; Smooth Ceilings Throughout. Cable Ready. 2 Parking Spaces (Non Tandem, On Ground Level). One Space Is Coverd And The Other Space Is Not. Resort Like Complex Offers: Pools, Jacuzzi, Saunas, Tennis Courts, Clubhouse, And A Gym. Lush Landscaping Completes The Picture With Brooks, Fountains. Excellent Location, Price, And Condition!! Condo Is Less Than 1 Mile To The Beach, A Few Steps From Alta Vista Park, Close To Great Schools, Restaurants, And Shopping. What More Can You Ask For?



Addr: 240 The Village 102, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** V11018400
OP: \$434,000
LP: \$429,000 **SP:** \$415,000 **Apx SF:** 909
LD: 02/11/2011 **SD:** 06/30/2011 **\$/SF:** \$456.55
Beds: 1 **Bath:** 1.00 **LotSF:** 1,233
YBit: 1978 **Prk:** Side by Side, Subte **DOM:** 105
Elem: **Mid:** **High:**

Property Description: Live At The Beach In This Stunningly Remodeled Condo At Seascape One. This Popular Complex Is Situated A Few Steps From The Beach, Pier, Restaurants, Bike Path And Marina. It Has A Heated Pool, Jacuzzi And Sauna And Is Just Completing A Multi-Million Dollar Renovation. The Condo Has Been Remodeled From Top To Bottom With Stone Flooring, Granite Counters, Stainless Appliances, Greenhouse Windows, Custom Closets And Built-In Cabinetry. You Must See To Appreciate! There Are Two Side By Side Parking Spaces In The Garage And An Extra Walk-In Storage Closet On The Patio. Parking Spaces Are #25 And 26. The Unit Looks Over A Greenbelt And Pond Area. The Ponds Are Empty At Present But Hoa Says They Will Be Filled Soon. Buyer To Verify.

Closed Sale Properties



Addr: 210 The Village 204, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** V11040167
OP: \$469,000
LP: \$449,000 **SP:** \$444,000 **Apx SF:** 1,166
LD: 03/30/2011 **SD:** 06/16/2011 **\$/SF:** \$380.79
Beds: 2 **Bath:** 2.00 **LotSF:** 1,233
YBlt: 1978 **Prk:** Assigned **DOM:** 81
Elem: **Mid:** **High:**

Property Description: This Is A Great Time To Buy At The Beach – Summer Is Coming And The Sand And Waves Are Calling! This Condo Listing At The Village In Seascape One Is A Corner End Unit With Only One Common Wall & Extra Windows For Extra Light. It Has A Very Private Balcony, 2 Master Suites, Plus A Fireplace. Surrounded By The Trees, This Unit Has A Very Tranquil Setting. Enjoy The Beach Lifestyle – Walk To The Sand & Shops. Priced To Sell Quickly!



Addr: 110 The Village 201, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11026470
OP: \$460,000
LP: \$460,000 **SP:** \$463,000 **Apx SF:** 1,285
LD: 12/07/2010 **SD:** 06/14/2011 **\$/SF:** \$360.31
Beds: 2 **Bath:** 2.00 **LotSF:** 1,154
YBlt: 1980 **Prk:** Community Garage **DOM:** 84
Elem: **Mid:** **High:**

Property Description: End Unit With Two Large Bedrooms, Dining Room And Large Living Room. Clean And Neat This Unit Is Move In Ready.



Addr: 107 South Helberta 3, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** V10101689
OP: \$715,000
LP: \$589,000 **SP:** \$562,000 **Apx SF:** 1,688
LD: 09/23/2010 **SD:** 06/21/2011 **\$/SF:** \$332.94
Beds: 3 **Bath:** 3.00 **LotSF:** 1,851
YBlt: 1980 **Prk:** Direct Garage Acce **DOM:** 222
Elem: **Mid:** **High:**

Property Description: Excellent Townhome, Spacious And Bright. Updated And Recently Painted. Shows Great - Ready To Move In Condition. Superb Location Within Walking Distance To Beaches (About 6 Blocks Or So) And Of Course "Eat At Joe'S". There'S A Bedroom On The Entry Level (After Just A Few Steps Up From The Front Door) And Then 2 Bedrooms Upstairs (Including Master Suite, Which By The Way Has A Dry Sauna). Master Suite Is Very Large. Back To The Entry Level, There'S The Living Room, Dining Area And Kitchen As Well As The Bedroom I Just Mentioned. Also Off The Kitchen Eating Area Is A Good Sized Balcony. Really, This Is A Great Townhome And We Believe You Will Enjoy Owning It. Owner Is Motivated (Job Relocation)! Owner Welcomes All Offers And Will Respectfully Consider Each Buyer'S Bid.

Closed Sale Properties



Addr: 710 North Guadalupe 1, Redondo Beach	MLS #: S11041556
Area: S Redondo Bch N of Torrance Bl	
OP: \$599,900	
LP: \$599,900	SP: \$570,000
LD: 04/01/2011	SD: 06/28/2011
Beds: 2	Bath: 3.00
YBlt: 1980	Prk: Direct Garage Acce
Elem:	Mid:
	Apx SF: 1,396
	\$/SF: \$408.31
	LotSF: 2,348
	DOM: 76
	High:

Property Description: Upgraded Townhouse Built In 1980 – Original Owner - With 2 Balconies & Enclosed Patio
Located Five Blocks From The Beach, Close To Shops, Schools & Civic Center
Sunny & Bright Front Unit With Extra Windows – One In Living Room & One Each In The Bedrooms/ Baths.
Mature Trees & Lawn Views From Living Area
2 Bedrooms/ 2.5 Baths With Finished Bonus Room
Open Concept With Lots Of Light
2 Balconies Upstairs & Patio Downstairs
2-Car Garage
Living Room Has Vaulted Ceilings With Gorgeous Slate Fireplace
Remodeled Master Bath With Whirlpool Tub
Remodeled Kitchen With Stainless Appliances & Custom Lighting
Double Pane Vinyl Doors & Sliders
Upgraded Wood & Decorative Glass Entrance Door
Air-Conditioning (Only Unit In Building That Has It)
Wood Railings (Halls & Steps)
Tiled Balconies On Upper Level
Bonus Room Finished & Tiled Perfect For Office, Gym Or Guest Room – Additional 300+ Square Feet (Buyer To Verify, Not Included In Assessment Square Footage).
Small Six-Unit Complex, Well-Maintained With
\$200/ Month Fee Which Covers All Water, Building Insurance, Gardening And Trash
Recently Replaced Roof
New Vinyl Fencing And Railings
Extra Wide Lot With Green Spaces On The Street Side And Rear Of Building
View 4Th Of July Fireworks From Balcony!!!

Closed Sale Properties



Addr: 110 The Village 304, Redondo Beach
Area: S Redondo Bch W of PCH
OP: \$609,000
LP: \$609,000
LD: 03/18/2011
Beds: 2
YBlit: 1980
Elem:

SP: \$578,000
SD: 06/21/2011
Bath: 2.00
Prk: Assigned
Mid:

MLS #: S11034921
Apx SF: 1,434
\$/SF: \$403.07
LotSF:
DOM: 62
High:

Property Description: Zoom In On The Fabulous Harbor Views Along With The Ocean All The Way To Pv. The Sunsets Are Magnificent As Well As The Ocean Breezes. On The Bike Path, Close To The Pier And Harbor. Great Condo With Wrap Around Deck, Private Patio Area Off The Master Bedroom, Along With A Deck Off The Living Room, Eat In Kitchen Area Or Make It Your Office Area, Dining Room Area, Fireplace In Living Room, Washer/ Dryer In Kitchen, 2 Side By Side Parking Spaces With 2 Storage Areas. Good Sized Bedrooms And Baths. Great Complex With Lots Of Features. Pool, Gym, Spa, Are Close By To Be Enjoyed And Relaxing. Ask About An Appliance Credit. One Seller Has R E License But Acting As Principal Only. Sellers Choice A Services A Must. Hoa Dues Include Direct Tv, Heat, Water, Trash And Maintenance.



Addr: 708 El Redondo, Unit 6 Redondo Beach
Area: S Redondo Bch N of Torrance Bl
OP: \$629,000
LP: \$629,000
LD: 03/16/2011
Beds: 3
YBlit: 1980
Elem:

SP: \$621,500
SD: 06/28/2011
Bath: 3.00
Prk: Direct Garage Acce
Mid: Parras

MLS #: S11033458
Apx SF: 1,607
\$/SF: \$386.75
LotSF:
DOM: 63
High: Redondo

Property Description: Do Not Miss Out On This Luxurious And Tastefully Upgraded Townhome! Situated On An Historic Lamppost Street, In Sought After South Redondo Beach. This Beautiful Home Features: * 180 Degree Palos Verdes To Santa Monica Mountains Views From Master Suite * Gorgeous *Cooks Kitchen* With Hickory Cabinetry, Granite Counters And Quality Appliances * Bright And Airy Living Room With Fireplace And Enclosed Patio * Master Suite With Vaulted Ceilings And Walk-In Closet * Well Managed Hoa, Good Reserves And Earthquake Insurance * This Great Location Is Walking Distance To Acclaimed Schools, Parks (Private Access To Charming Vincent Park), Beach, Restaurants, Harbor Activities And Pier!!!

Closed Sale Properties



Addr: 1216 South Irena Redondo Beach	MLS #: S11066762
Area: S Redondo Bch S of Torrance Bl	
OP: \$649,000	
LP: \$649,000	SP: \$635,000
LD: 05/26/2011	SD: 06/28/2011
Beds: 3	Bath: 1.00
YBlt: 1951	Prk: Driveway, Garage
Elem: Tulita	Mid: Parras
	High: Redondo Unio
	Apx SF: 1,112
	\$/SF: \$571.04
	LotSF: 5,500
	DOM: 29

Property Description: Highly Sought After Avenues Location!!! Bright South Facing Home Sits Above This Beautiful Tree Lined Street. Home Is In Original Condition, Perfect Fixer Upper For The Avenues. Living Room/Dining Room Have An Open Flow And Kitchen Is Very Bright. Good Floor Plan. Hardwood Floors Under Carpet. Small Second Bathroom Was Added To Front Bedroom, Not On Tax Records. Seller States Roof Is Approx 2 Yrs New. This Property Has Great Bones - Needs A Little Tlc. Large Detached 2 Garage At Back Of Property Has A Good Size Room W/ Bathroom Added (Permitted Guest House). Perfect For Office/Gym/Teen. This Is A Probate Sale. As-Is Sale. No Repairs, No Warranties, No Termite To Be Done By Seller. Buyer And Buyer'S Agent To Do Their Own Investigations And Due Diligence.



Addr: 410 North Broadway A, Redondo Beach	MLS #: S11017222
Area: S Redondo Bch W of PCH	
OP: \$599,000	
LP: \$599,000	SP: \$665,500
LD: 02/09/2011	SD: 06/15/2011
Beds: 3	Bath: 3.00
YBlt: 1987	Prk:
Elem:	Mid:
	High:
	Apx SF: 1,787
	\$/SF: \$372.41
	LotSF: 1,799
	DOM: 29

Property Description: Beautiful Townhome In Prime South Redondo Beach Location. Many Gorgeous Upgrades. Brazilian Teak Wood Floors, Travertine Fireplace, Pvc Shutters In Kitchen Dining And Master Suite. Bright And Cheerful Kitchen With Granite Counter Tops, Ceramic Floors And Adorable Breakfast Nook. Warm And Cozy Master Suite With Walk In Closet And Private Patio. All Three Bathrooms Have Been Remodeled Or Upgraded. Very Open And Airy Main Floor With Cathedral Ceilings. Living Area Has Fireplace And Elegant French Doors That Open Up To A Large Balcony. This Is Truly An Entertainers Dream! There Are A Total Of Three Balconies, All Have Partial Ocean Views And Incredible Sea Breeze Flows Through The Home. French Doors And Stunning Glazed Floor In Bonus Room. Laundry Area, Two Car Attached Garage, Tank Less Water Heater. Oh, And I Am The Front Unit With Only One Attached Side! Walk To The Beach, Restaurants, Entertainment And Shopping. Excellent Location! Opportunity Knocks!

Closed Sale Properties



Addr: 1323 South Helberta Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11040340
OP: \$739,000
LP: \$710,000 **SP:** \$695,000 **Apx SF:** 1,140
LD: 03/30/2011 **SD:** 06/28/2011 **\$/SF:** \$609.65
Beds: 3 **Bath:** 1.00 **LotSF:** 6,900
YBit: 1953 **Prk:** Driveway **DOM:** 25
Elem: **Mid:** **High:**

Property Description: This Home Is A Great 3 Bedroom, 1 Bath Floorplan. Hardwood Floors Throughout, Crown Molding, Window Shutters, Recessed Lighting, Built In Cabinets Are A Few Of The Features This Home Offers. Updated Bathroom With Wainscoting And Bright, Cheery Colors. Rear Bedroom With French Doors That Lead To A Deck Which Overlooks A Beautifully Landscaped (Over-Sized) Backyard. 2 Car Detached Garage Is Fully Finished And Would Make A Great Play-Room Or Office. All This Plus You Are Walking Distance To The Beach, Shopping, Dining In Riviera Village And Just A Few Doors From Tulita School! This Home Is Charming!



Addr: 211 North Lucia B, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** F11028062
OP: \$650,000
LP: \$650,000 **SP:** \$755,880 **Apx SF:** 2,080
LD: 03/04/2011 **SD:** 06/17/2011 **\$/SF:** \$363.40
Beds: 3 **Bath:** 3.00 **LotSF:** 5,980
YBit: 2005 **Prk:** **DOM:** 61
Elem: **Mid:** **High:**

Property Description: Beautiful Townhome With A Fireplace In The Living Room, Stainless Steel Appliances, Balcony., Prewired Security System With A 600 Sq. Ft Backyard. Bring Your Buyers To This Beautiful Attached Townhome With Hardwood Floors, High Ceilings, Granite Counter Top, Island Style Stove Tops, Large Kitchen. Perfect For Entertaining And Making New Memories.



Addr: 224 South Francisca B, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S636704
OP: \$920,000
LP: \$749,999 **SP:** \$760,000 **Apx SF:** 2,419
LD: 10/22/2010 **SD:** 06/14/2011 **\$/SF:** \$314.18
Beds: 3 **Bath:** 3.00 **LotSF:** 2,892
YBit: 1979 **Prk:** **DOM:** 235
Elem: **Mid:** **High:**

Property Description: Just Reduced!!! Live The Dream... This Huge Three Bedroom Three Bath House Gives You The Feeling Of Being On Vacation. Don'T Miss This Opportunity To Live Walking Distance To The Beach, Pier, And Beach Shopping. Extremely Unique Single Family 3-Story Home Zoned As A 'Two-On-A-Lot Townhome'. Listed Address Is 224 S. Francisca Unit B, But This Property Faces, And Has Attached Garage Access From S. Camino Real, With Physical Address 227 S. Camino Real. This House Also Offers All Bedroom French Doors Leading To Private Balconies And Walk In Closets. Master Bedroom Has Fireplace And Sitting Cove. House Has Top Of The Line Kitchen With Sub-Zero Refrigerator, Viking Cookware, And Fisher Paykel Dishwasher. Huge Bonus Room (460 Square Feet) Is Outfitted With High Amp Circuits For Exercise Equipment Or Electronics, Etc. House Is Wired With Audio/Video In Almost Every Room, Including On Back Deck.

Closed Sale Properties



Addr: 710 South Broadway B, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S11047477
OP: \$779,000
LP: \$779,000 **SP:** \$775,000 **Apx SF:** 1,886
LD: 04/13/2011 **SD:** 06/07/2011 **\$/SF:** \$410.92
Beds: 3 **Bath:** 3.00 **LotSF:** 2,496
YBlt: 1990 **Prk:** **DOM:** 36
Elem: check w/District **Mid:** check w/District **High:** check w/Distri

Property Description: Beautiful Townhome In The Heart Of Redondo Beach, West Of Pch That Is Priced To Sell! This Elegant And Comfortable Home Offers Large, Open Living Room With Fireplace, High Ceilings And Lots Of Light, French Doors To The Large Deck; Beautiful Kitchen Cabinetry, Menu Desk, And Second Balcony Off The Kitchen Area; Remodeled Master Suite With Large Walk In Closet, Dual Sinks, Spa Tub And Separate Frameless Glass Shower. All Bedrooms Are Upstairs. One Of The Bedrooms Is Used As Office - Perfect For Home Office Set Up. Hardwood And Tiled Floors Downstairs In The Living Areas And Bathrooms, Carpet In Bedrooms, Plenty Of Storage Space, Laundry Room Downstairs, 2 Car Attached Garage And So Much More. Quiet Street, Just 2 Blocks From The Beach. You Do Not Want To Miss This Opportunity!



Addr: 722 North Lucia B, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** V11061163
OP: \$799,000
LP: \$799,000 **SP:** \$799,000 **Apx SF:** 2,104
LD: 05/13/2011 **SD:** 06/14/2011 **\$/SF:** \$379.75
Beds: 4 **Bath:** 3.00 **LotSF:** 2,618
YBlt: 2000 **Prk:** Direct Garage Acce **DOM:** 20
Elem: Beryl Hights Eleme **Mid:** Perras Middle Scho **High:** Redondo Bea

Property Description: Custom Built Home Originally Made For Current Owners. Built By Patru With "Best Built Construction Inc." Designed By Miku With "Dream Home Designs Inc." Two On A Lot Attached Town Home With Large Roof Deck Built To Support Jacuzzi Tub. Ocean And City View From Roof Deck And Ocean Peak From Living Room When Trees Are Trimmed. Oversized 3 Car Garage Extra Deep For Over Sized Cars Or Room For Bikes Etc, Rear Unit With Enclosed Private Yard And A Dog Run On Side Of The House. Located On One Of The Best Streets In South Redondo Beach. Walking Distance To Hermosa Beach Strand, Market, Restaurants, Schools And Parks. Also Equipped With A Dumbwaiter That Goes All The Way To Roof Deck And Laundry Room On First Level With Laundry Shoot. Entry Level Master Br With Two Closets And Master Bath With 6" Jacuzzi Tub, Large Shower With Seat, And Separate Toilet Room. Two Bedrooms With Full Bath In Between And Sliding Door That Leads To Private Rear Yard. Top Level 4Th Bedroom And 3/4 Bath. Open Living Area With Small Balcony Off Of Living Room And Balcony Across In The Rear. Kitchen Open To Living Area, Breakfast Bar And With Large Walk In Pantry. Priced For Quick, Easy Sale.

Closed Sale Properties



Addr: 506 Camino Real Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S10122549
OP: \$999,500
LP: \$899,900 **SP:** \$835,000 **Apx SF:** 2,516
LD: 11/18/2010 **SD:** 06/14/2011 **\$/SF:** \$331.88
Beds: 4 **Bath:** 3.00 **LotSF:** 5,130
YBit: 1973 **Prk:** Garage Door Open **DOM:** 165
Elem: Alta Vista **Mid:** Parras **High:** Redondo Unio

Property Description: Walking Distance To The Beach Thats Only Six Block Away! This Oversized 4 Bedroom (Bonus Room Can Be Used As A 5Th Bedroom), 3 Bath 2516 Sq. Ft. Two Story Home On 5130 Sq. Ft Lot Is Perfect For A Growing Family. The Living Space Is On The Main Floor And Consists Of A Newly Remodeled Gourmet Kitchen With Stainless Steel Appliances, Recessed Lighting And Granite Countertops, A Formal Dining Room, Living Room With Fireplace, An Enclosed Lanai With A Gas Barbecue And Three Sliding Glass Doors To Let In The Ocean Breeze, 3/4 Bath, And A Den That Was Used As A 4Th Bedroom. Downstairs, There Are 3 Bedrooms Including A Master Bedroom With Its Own 3/4 Bath And A Large Bonus Room With A Wet Bar. The Bonus Room Is Big Enough To Be Converted Into A Master Suite. There Is Also Another Full Bath, Washer And Dryer Located Downstairs. Other Features Include An Attached Two Car Garage And A Private Back Yard Large Enough For The Kids To Play In. Close To Local Shopping, Parks, Tennis Courts, Hospitals. Recent Upgrades Include The Entire Kitchen, A New Roof And Rain Gutters, Water Heater, Furnace, Fixtures Throughout The House, Carpeting And Most Of The Tile. This Property Has Been Well Taken Care Of And Maintained.



Addr: 105 Avenue A Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S11043806
OP: \$899,000
LP: \$899,000 **SP:** \$910,000 **Apx SF:** 924
LD: 04/06/2011 **SD:** 06/20/2011 **\$/SF:** \$984.85
Beds: 2 **Bath:** 2.00 **LotSF:** 2,313
YBit: 1922 **Prk:** Garage **DOM:** 26
Elem: **Mid:** **High:** redondo Union

Property Description: Second Chance To Purchase A Rare Redondo Beach House! Amazing Location In Redondo Beach, 1/2 Block To The Beach. Beautiful Ocean Views From Every Room In This Home. This Home Has A Versatile Design, Can Be 2 Bedrooms And A Bonus Room Or 3 Bedrooms. Huge Side Patio, Perfect For Barbecues, A Flower Or Herb Garden Or An Outdoor Workspace. Living Room Opens To The Dining Area And Kitchen. Den Or Master Bedroom With Built In Bookshelves And Workspace. Full Bath On Main Level With Old Claw Foot Tub. Upgraded Plumbing But The Owner Has Kept The Old Motif. Laundry Area In The Kitchen. Upstairs Is A Bedroom, A Very Large Closet Currently Being Used As A Harry Potter Bedroom! And A Non Permitted 1/2 Bath
 The Brick Patio Is The Highlight Of The Home It Is Fenced In For Privacy, Over 300 Sq Ft. Of Deck...Great For Parties Sunset Watching Etc.
 Two Car Garage But Tight Turning Radius..This Home Is Being Sold In A Trust...To Be Sold As Is With No Termite, No Repairs,
 This Is A Rare Piece Of Property...Not Too Many Bungalow Beach Homes Left This Close To The Ocean. This Home Is Livable The Way It Is Owner Changed Out The Roof, Plumbing Electrical...Lots Of Love Has Gone Into This Home.

Closed Sale Properties



Addr: 236 North Juanita B, Redondo Beach
Area: S Redondo Bch N of Torrance Bl
OP: \$949,000
LP: \$949,000 **SP:** \$910,000
LD: 02/28/2011 **SD:** 06/17/2011
Beds: 4 **Bath:** 3.00
YBlt: 2006 **Prk:**
Elem: Beryl **Mid:** Perras
MLS #: S11025315
Apx SF: 2,450
\$/SF: \$371.43
LotSF: 6,013
DOM: 108
High: Redondo Unio

Property Description: Fabulous Newer Construction In South Redondo. ~ Standard Sale~ Home Shows Like A Model. This Stunning Newer Townhome Is Bright And Offers Great Living And Entertaining In The Heart Of South Redondo. Built In 2006, It Is Completely Detached And Feels Like A Single Family Home With Approx. 2,450 Sq. Ft. This Stylish Home Features 4 Bedrooms And 2.5 Baths With A Fabulous Master Suite With Dual Sinks, Spa Tub & A Huge His And Her Walk In Closet. Fireplace In The Living Room And Master Bedroom. The Kitchen Is A Chef'S Dream With Stainless Steel Viking Appliances, Imported Slab Granite Counter Tops And Custom Maple Cabinetry. Dine At The Breakfast Bar Or In The Dining Room. Other Features Include A Spacious Loft With French Doors Leading To A Huge Deck Where You Can Just Sit & Relax. Home Is Built With The High Techies In Mind With The State Of The Art Sound System, Cat 5 Network & Security System. Beautiful Flooring With Hardwood And Travertine. Eco-Friendly, Low Maintenance Backyard Perfect For Outdoor Living. This Spectacular Home Has It All!



Addr: 734 Esplanade A, Redondo Beach
Area: S Redondo Bch S of Torrance Bl
OP: \$930,000
LP: \$930,000 **SP:** \$930,000
LD: 04/16/2011 **SD:** 06/07/2011
Beds: 2 **Bath:** 3.00
YBlt: 1989 **Prk:** Direct Garage Acce
Elem: **Mid:**
MLS #: F11072425
Apx SF: 1,820
\$/SF: \$510.99
LotSF: 1,999
DOM: 52
High:

Property Description:

Closed Sale Properties



Addr: 123 South Guadalupe C, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11058570
OP: \$1,095,000
LP: \$1,095,000 **SP:** \$1,059,000 **Apx SF:** 2,500
LD: 05/09/2011 **SD:** 06/10/2011 **\$/SF:** \$423.60
Beds: 4 **Bath:** 3.00 **LotSF:** 8,740
YBit: 2011 **Prk:** Garage, Direct Gar **DOM:** 3
Elem: Alta Vista **Mid:** Perras **High:** Redondo Unio

Property Description: Spectacular Ocean View 3 Brand New Townhomes!! Tuscon-Villa Style New Construction. Designed By Renowned Mark La Charite Homes. Detached Freestanding Homes! Fantastic 3-Story Floor Plan, Approximately 2,500 Sq. Ft., With 4 Bedrooms, 2.5 Bathrooms, And Oversized Two-Car Garage. Den/Loft On Third Story With Panoramic Ocean Views. Large Outdoor Deck With Covered Sitting Area With Fireplace, Which Can Be Viewed From Inside And Out! Second Level Features A Wide Open Floor Plan With Private Balcony, Living Room With Fireplace, And Dining Room, Which Also Captures The Beautiful Views. Gorgeous Gourmet Kitchen With Commercial Grade Stainless Steel Appliances And Granite Slab Counter Tops. Slab Counters Also In Powder Bath And Master Bath. Beautiful Custom, Hand-Distressed Hickory Pecan Hardwood Floors Throughout Entry And 2Nd Level Living Area. Master Suite With Balcony, Spa Tub And His/Hers Closets. Custom Wrought Iron Railings And Accents Inside And Out. Driveway Showcases Beautiful Random-Stone Stamped Pattern, And The Exterior Of The Building Features Beautiful Custom Stone Work. Proximity To Ocean Provides This Home With Refreshing Sea Breezes. This Is A Fantastic Family Home Located Near Parks, Restaurants, Stores And Beaches.
 Units A & B Also Available



Addr: 412 North Lucia Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11042530
OP: \$1,149,000
LP: \$1,149,000 **SP:** \$1,075,000 **Apx SF:** 2,396
LD: 04/04/2011 **SD:** 06/09/2011 **\$/SF:** \$448.66
Beds: 4 **Bath:** 3.00 **LotSF:** 6,440
YBit: 2007 **Prk:** Driveway, Garage, **DOM:** 50
Elem: **Mid:** **High:**

Property Description: Beautiful Cape Cod On A Gorgeous, Tree Lined Street. Completely Remodeled From Top To Bottom. 4 Spacious Bedrooms All On Same Floor. Master Suite Is Fantastic, Huge Walk-In Closet, Fireplace And Beautiful In Suite Bathroom! Downstairs Bonus Room Is Great For Den. Living Room Also Has A Fireplace. Beautiful, Large Windows, Lots Of Light. Dark, Hardwood Floors Accent The Beautifully Painted Interior. The Kitchen And Formal Dining Room Are Beautiful... Completely Remodeled... All Brand New Top Of The Line Stainless Steel Appliances. Also, Boasts A Family Room Off The Kitchen For Eating Or Lounging. Huge Yard, Great For Kids, Pets And Entertaining. Beautifully Landscaped. Great Detached Garage With 2 Car Parking Plus A Lot Of Space (Outdoor) For Rv Or Boat. Street To Alley! Don'T Miss This One!

Closed Sale Properties



Addr: 1110 Esplanade 5, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S10086546
OP: \$1,650,000
LP: \$1,449,500 **SP:** \$1,375,000 **Apx SF:** 2,330
LD: 08/10/2010 **SD:** 06/13/2011 **\$/SF:** \$590.13
Beds: 4 **Bath:** 4.00 **LotSF:** 1,877
YBit: 1983 **Prk:** Garage Door Open **DOM:** 308
Elem: **Mid:** **High:** Redondo Unio

Property Description: Beautiful Ocean, White Water, Shoreline, Palos Verdes Peninsula, Malibu View. Ocean View From Your Couch! 4 Bedrooms (Buyer To Verify With City) Including 2 Master Bedrooms And Bathrooms. Over 2300 Square Feet. Stainless Steel Kitchen Appliances. Wrap Around Balcony To Enjoy The View. Fireplace In Living Room. Private Two Car Garage. Super Clean And A Great Location. Directly Across From The Beach! No One In Front Of You. Four Outdoors Spaces...Either Patios Or Balconies...5 If You Consider The Long, Oceanview Sidewalk To The Front Door Used Exclusively For This Home. Close To Riviera Village For Shopping, Dining And Entertainment. Great For Walking, Riding Your Bike Or Just Sitting Back And Enjoying The View With Some Friends. Standard Sale But Priced Like A Short Sale!! Views Looking Down From The Cliff Height Afford A Perspective Much Better Than All The Hermosa Strand And Most Of The Mb Strand. Lots Of Blue To See Here. Priced Below Apples-To-Apples Comps, Meaning Front Units On The Esplanade. This Is A Great Buy!!! Local Developers Have Visited Numerous Times To Learn From And Appreciate All The Architects Did Here!! Be Sure To Take The Visual Tour By Clicking On The Movie Reel Below The Photo!



Addr: 648 Avenue B Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11042956
OP: \$1,849,000
LP: \$1,819,000 **SP:** \$1,710,000 **Apx SF:** 3,824
LD: 04/05/2011 **SD:** 06/10/2011 **\$/SF:** \$447.18
Beds: 5 **Bath:** 5.00 **LotSF:** 6,080
YBit: 2008 **Prk:** Garage, Garage Do **DOM:** 70
Elem: Tulita **Mid:** Parras **High:** Redondo Unio

Property Description: A Spectacular Example Of Spanish Revival Architecture With Amazing Attention To Detail. Heavy Beamed Ceilings, Wrought Iron Staircase, Distressed Wood Floors, Hand Made Ceramic Tile And Detailed Arches Create A Feeling Of Refined Luxury. The Entry Opens To A Secluded Courtyard With Cathedral Fountain And Lush Landscaping. The Living Room Offers 20 Foot Trestle-Beamed Ceilings, Terra Cotta Tile Fireplace And Massive Arched Window. The Family-Sized Dining Room Features Corbelled Beam Ceiling And Uniquely Detailed Arches. The Heart Of The Home Is The Great Room With 11 Foot Ceilings And French Doors To The Backyard. The Center Island Kitchen Boasts Hand Distressed Cabinets With Full-Sized Viking Appliances. A Downstairs Bedroom Suite Provides A Place For Guests Or Home Office. Four Bedrooms Upstairs All Have Direct Bath Access Including The Huge Master Suite With Fireplace And Arched Seating Area. The Master Bath Offers A Two-Person Shower Room And Spa Tub Tucked Into An Arched Alcove. The Master Closet Has Ample Shelving And Built-In Dressers. Finally The Roof Deck Provides Panoramic City, Pv And Ocean View. The Home Was Built To Exacting Specifications And Is Tasteful, Elegant And Beautiful. It Is Clearly Head And Shoulders Above The Rest.

Closed Sale Properties



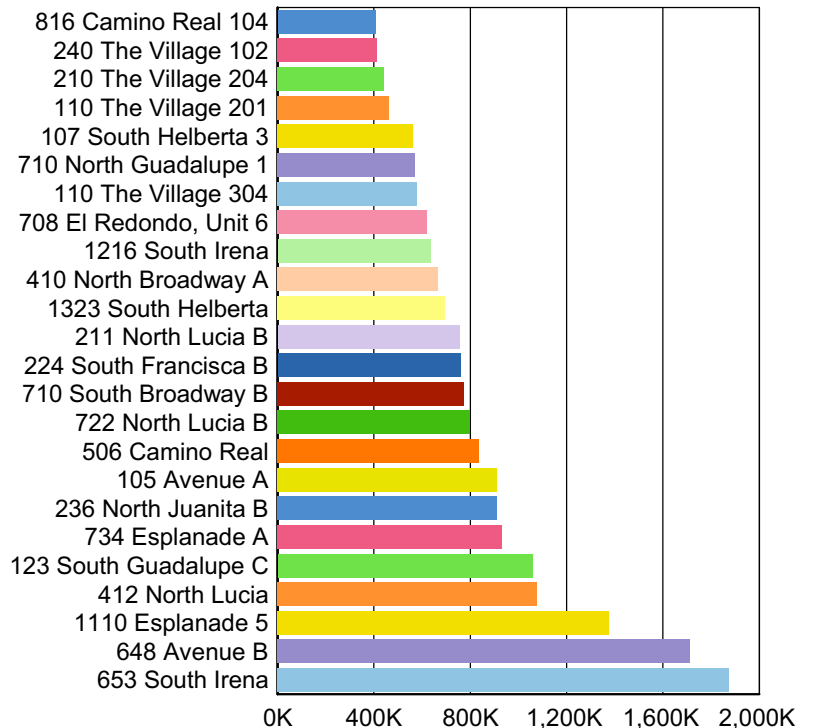
Addr: 653 South Irena Redondo Beach
Area: S Redondo Bch S of Torrance Bl
OP: \$2,099,999
LP: \$1,925,000 **SP:** \$1,875,000
LD: 03/22/2011 **SD:** 06/30/2011
Beds: 4 **Bath:** 5.00
YBit: 2003 **Prk:** Driveway, Garage
Elem: Alta Vista **Mid:** Parras

MLS #: S11036314
Apx SF: 4,236
\$/SF: \$442.63
LotSF: 6,000
DOM: 70
High: Redondo Unio

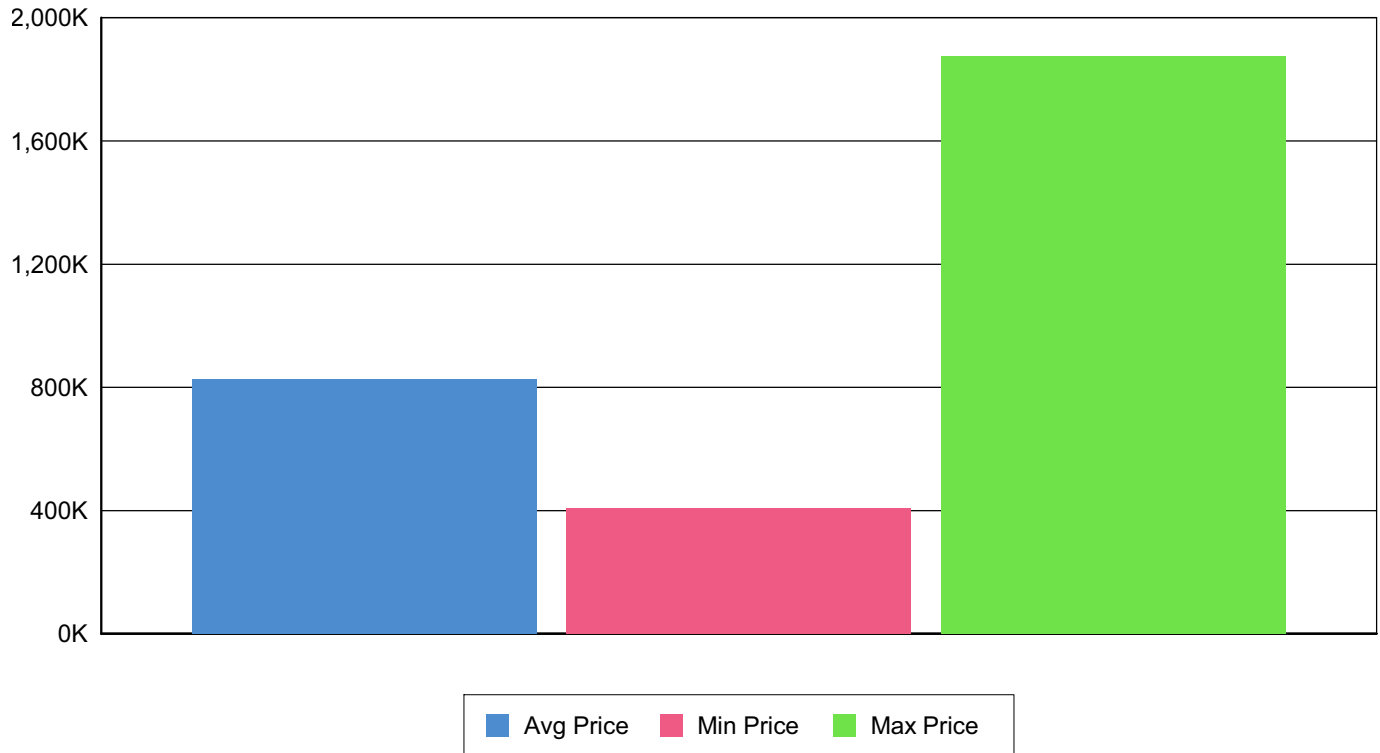
Property Description: Tucked Away On A Quiet, Low-Traffic Street, Yet Conveniently Close To Shopping, Schools & The Beach, This Impressive Home Offers Panoramic Ocean Views, A Pool & Spa, A/C & Much More! It Is Modeled Inside & Out Like An Italian Villa! Enter To A Formal Living Room W/Soaring Cathedral Ceilings Displaying Custom Wrought Iron Stairways & A 2 Story Stone Fireplace Like Art. There Is A Library/Office On The Main Floor W/Coffered Ceilings, A Formal Dining Room, & Family Room. Patio Steps Down To The In-Ground Pool & A Spa Is To The Left Of The Patio. Beautifully Landscaped Backyard. Kitchen Has A Grand Center Island Topped W/A Granite Slab, Built In Wine Storage & Buffet, 2 Walk-In Pantries, & High End Stainless Appliances. Upper Level Finds An Ocean View Master Suite W/Coffered Ceilings & Ambient Lighting Detail, A Huge Walk-In Closet/Dressing Room, A Stately Master Bath With 2 Person Steam/Rain Shower & An Ocean View Deck. 2 Additional Bedroom Suites & A 2Nd Master Also Are Upstairs. A Large Roofdeck Offers Outstanding, Sweeping Views, Is Plumbed For An Outdoor Kitchen & Is Wired W/Speakers. The Home Is Wired For The State Of The Art Media Systems & Has Built In Speakers Throughout. The Custom Lighting System Highlights The Many Artful Features Of This Home.

Closed Sale Properties

# of Listings	24
Lowest Price	\$407,000
Highest Price	\$1,875,000
Average Price	\$826,037
Avg Price/SqFt	\$446.62
Avg DOM	89



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$407,000	\$1,875,000	\$826,037	\$446.62
Totals / Averages	\$407,000	\$1,875,000	\$826,037	\$446.62

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
816 Camino Real 104, Redondo Beach	\$409,000	\$407,000	159	-%0.49	\$417.44
240 The Village 102, Redondo Beach	\$429,000	\$415,000	105	-%3.26	\$456.55
210 The Village 204, Redondo Beach	\$449,000	\$444,000	81	-%1.11	\$380.79
110 The Village 201, Redondo Beach	\$460,000	\$463,000	84	%0.65	\$360.31
107 South Helberta 3, Redondo Beach	\$589,000	\$562,000	222	-%4.58	\$332.94
710 North Guadalupe 1, Redondo Beach	\$599,900	\$570,000	76	-%4.98	\$408.31
110 The Village 304, Redondo Beach	\$609,000	\$578,000	62	-%5.09	\$403.07
708 El Redondo, Unit 6 Redondo Beach	\$629,000	\$621,500	63	-%1.19	\$386.75
1216 South Irena Redondo Beach	\$649,000	\$635,000	29	-%2.16	\$571.04
410 North Broadway A, Redondo Beach	\$599,000	\$665,500	29	%11.10	\$372.41
1323 South Helberta Redondo Beach	\$710,000	\$695,000	25	-%2.11	\$609.65
211 North Lucia B, Redondo Beach	\$650,000	\$755,880	61	%16.29	\$363.40
224 South Francisca B, Redondo Beach	\$749,999	\$760,000	235	%1.33	\$314.18
710 South Broadway B, Redondo Beach	\$779,000	\$775,000	36	-%0.51	\$410.92

Comparative Market Analysis

Monday, August 8, 2011

722 North Lucia B, Redondo Beach	\$799,000	\$799,000	20	%0.00	\$379.75
506 Camino Real Redondo Beach	\$899,900	\$835,000	165	-%7.21	\$331.88
105 Avenue A Redondo Beach	\$899,000	\$910,000	26	%1.22	\$984.85
236 North Juanita B, Redondo Beach	\$949,000	\$910,000	108	-%4.11	\$371.43
734 Esplanade A, Redondo Beach	\$930,000	\$930,000	52	%0.00	\$510.99
123 South Guadalupe C, Redondo Beach	\$1,095,000	\$1,059,000	3	-%3.29	\$423.60
412 North Lucia Redondo Beach	\$1,149,000	\$1,075,000	50	-%6.44	\$448.66
1110 Esplanade 5, Redondo Beach	\$1,449,500	\$1,375,000	308	-%5.14	\$590.13
648 Avenue B Redondo Beach	\$1,819,000	\$1,710,000	70	-%5.99	\$447.18
653 South Irena Redondo Beach	\$1,925,000	\$1,875,000	70	-%2.60	\$442.63
Total Averages	\$842,721	\$826,037	89	%-1.24	\$446.62

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	816 Camino Real 104	2	2.00	975	1970	\$409,000	\$407,000	06/20/2011	159
S	240 The Village 102	1	1.00	909	1978	\$429,000	\$415,000	06/30/2011	105
S	210 The Village 204	2	2.00	1,166	1978	\$449,000	\$444,000	06/16/2011	81
S	110 The Village 201	2	2.00	1,285	1980	\$460,000	\$463,000	06/14/2011	84
S	107 South Helberta 3	3	3.00	1,688	1980	\$589,000	\$562,000	06/21/2011	222
S	710 North Guadalupe 1	2	3.00	1,396	1980	\$599,900	\$570,000	06/28/2011	76
S	110 The Village 304	2	2.00	1,434	1980	\$609,000	\$578,000	06/21/2011	62
S	708 El Redondo, Unit 6	3	3.00	1,607	1980	\$629,000	\$621,500	06/28/2011	63
S	1216 South Irena	3	1.00	1,112	1951	\$649,000	\$635,000	06/28/2011	29
S	410 North Broadway A	3	3.00	1,787	1987	\$599,000	\$665,500	06/15/2011	29
S	1323 South Helberta	3	1.00	1,140	1953	\$710,000	\$695,000	06/28/2011	25
S	211 North Lucia B	3	3.00	2,080	2005	\$650,000	\$755,880	06/17/2011	61
S	224 South Francisca B	3	3.00	2,419	1979	\$749,999	\$760,000	06/14/2011	235
S	710 South Broadway B	3	3.00	1,886	1990	\$779,000	\$775,000	06/07/2011	36
S	722 North Lucia B	4	3.00	2,104	2000	\$799,000	\$799,000	06/14/2011	20
S	506 Camino Real	4	3.00	2,516	1973	\$899,900	\$835,000	06/14/2011	165
S	105 Avenue A	2	2.00	924	1922	\$899,000	\$910,000	06/20/2011	26
S	236 North Juanita B	4	3.00	2,450	2006	\$949,000	\$910,000	06/17/2011	108
S	734 Esplanade A	2	3.00	1,820	1989	\$930,000	\$930,000	06/07/2011	52
S	123 South Guadalupe C	4	3.00	2,500	2011	\$1,095,000	\$1,059,000	06/10/2011	3
S	412 North Lucia	4	3.00	2,396	2007	\$1,149,000	\$1,075,000	06/09/2011	50
S	1110 Esplanade 5	4	4.00	2,330	1983	\$1,449,500	\$1,375,000	06/13/2011	308
S	648 Avenue B	5	5.00	3,824	2008	\$1,819,000	\$1,710,000	06/10/2011	70
S	653 South Irena	4	5.00	4,236	2003	\$1,925,000	\$1,875,000	06/30/2011	70