

Closed Sale Properties



Addr: 620 The Village 214, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S11038355
OP: \$399,000
LP: \$399,000 **SP:** \$385,000 **Apx SF:** 619
LD: 03/26/2011 **SD:** 05/11/2011 **\$/SF:** \$621.97
Beds: 1 **Bath:** 1.00 **LotSF:** 832
YBit: 1974 **Prk:** Assigned, Gated, G **DOM:** 33
Elem: BERYL **Mid:** PARRAS **High:** REDONDO

Property Description: Standard Sale - Spectacular Ocean View - One Unit In From Front Of Building - Facing North Towards Malibu View Of Water, Harbor, Pier , Malibu And Ocean. Quiet Off Street Location 620 Building Sets Closer To The Ocean , 2 Car Tandem Parking Below Unit # 46 - Laundry On Lower Garage Level.

Turn Key Unit Move In Condition - All Appliances Stay, The Village Condos - Include 2 Pools, 2 Jacuzzis, Newly Remodeled Club House, Gym And An On Site Restaurant And Convenience Store. Walk To Pier, Restaurants, Bike Path And More. Security Building With Low Hoa Fees And Lush Landscaped Walk Ways Along The Ocean Side.



Addr: 240 The Village 108, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S11006738
OP: \$418,000
LP: \$399,000 **SP:** \$392,500 **Apx SF:** 911
LD: 01/19/2011 **SD:** 05/25/2011 **\$/SF:** \$430.85
Beds: 1 **Bath:** 1.00 **LotSF:** 1,233
YBit: 1978 **Prk:** **DOM:** 90
Elem: **Mid:** **High:**

Property Description: Absolutely Charming & Cheerful One Bedroom Plus Den/Office. Tastefully Remodeled With Approximately \$35,000* Worth Of Upgrades Including 1) Beach Friendly Designer Tile Flooring Throughout Replicating White-Washed, Wood Planks , 2) Total Remodel Of Kitchen With New Counters, Cabinets With Built In Rolling Shelving And Drawers, And Appliances Including Side-By-Side Stainless Steel Refrigerator/Freezer, 3) New, Customized Closet Systems In Master For The Ultimate Of Convenience And Storage, 4) New Counters, Cabinets, Fixtures In Bath And 5) Built-In Office System In Bonus Room Including Desk, Shelving And Drawers! Nestled Among The 119 Units Of Seascape I, This Beach Home Is Just Steps Away From Bike & Jogging Paths, Beach, Harbor, Pier, Restaurants, Library, And Shopping!

Two Side-By-Side Parking Spaces, Spaces 27 And 28 In Garage B And Bonus Storage Room, #4 In Garage B. Community Spa And Pool Complete The Picture Of The Perfect Resort-Style Living!

*Seller States And The Number Is Approximate

Closed Sale Properties



Addr: 900 Camino Real 101, Redondo Beach
Area: S Redondo Bch S of Torrance Bl
OP: \$489,900
LP: \$489,900 **SP:** \$471,000
LD: 03/08/2011 **SD:** 05/10/2011
Beds: 3 **Bath:** 2.00
YBit: 1970 **Prk:** Assigned
Elem: Alta Vista **Mid:** Perras

MLS #: S11030396
Apx SF: 1,290
\$/SF: \$365.12
LotSF: 1,263
DOM: 19
High: Redondo High

Property Description: A Must See In Brookside Village! Beautiful Oasis Resort Living Community! Immaculate, Upgraded, Very Clean, Private 3 Bedroom 2 Bath Condo. This Newly Remodeled Open Floor Plan Offers A Stunning Kitchen Which Has Premium Solid Wood Kitchen Cabinets, Granite Counter Tops, Stone & Glass Mosaic Accent Wall, Stainless Steel Appliances, Recessed Lighting, Beautiful Built In Bar Area. New Laminate Wood Flooring, New Dual Pane Windows And Custom Paint Throughout Condo. Living Room Area Is Very Open With Dual Sliding Glass Doors To Large Patio. Spacious Bedrooms With Large Closet Space. Bathrooms Have Granite Counter Tops With Custom Glass Enclosures And Mirrors. Laundry Facility Right Below Unit.

Community Offers Two Relaxing Pools With Large Jacuzzi, Sauna, Tennis Court, Clubhouse, Workout Area And Entertainment For Family And Friends. Luxurious Living Surrounded By Trees And Water Falls. Wonderful South Redondo Beach Area, Living Less Than 1 Mile From The Beach And Steps Away From Alta Vista Park. Close To Pier, Restaurants And Shopping. Fha Approved.



Addr: 617 Emerald Redondo Beach
Area: S Redondo Bch N of Torrance Bl
OP: \$549,000
LP: \$549,000 **SP:** \$535,000
LD: 02/20/2011 **SD:** 05/27/2011
Beds: 2 **Bath:** 1.00
YBit: 1923 **Prk:** Carport, Driveway
Elem: **Mid:**

MLS #: S11023873
Apx SF: 794
\$/SF: \$673.80
LotSF: 3,040
DOM: 52
High:

Property Description: Adorable, 2 Bedroom, Beach Bungalow In South Redondo. This Home Is Great Buy! Only Blocks To The Beach! Home Boasts Wood Burning Fireplace, Hardwood Floors, Dual Pain Windows, Dining Area And Laundry Room. Great Patio Located Off The Main Bedroom, Overlooking A Nicely Landscaped Rear Yard. This Is A Must See!

Closed Sale Properties



Addr: 613 South Broadway 3, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S10072398
OP: \$649,000
LP: \$569,000 **SP:** \$550,000 **Apx SF:** 1,496
LD: 07/06/2010 **SD:** 05/11/2011 **\$/SF:** \$367.65
Beds: 2 **Bath:** 3.00 **LotSF:** 1,799
YBlt: 1984 **Prk:** Direct Garage Acce **DOM:** 226
Elem: **Mid:** **High:**

Property Description: Located In A Immaculate 10 Ten Unit Complex In South Redondo, This 2 Bedroom Townhome Bright , Open Is Ready To Go! Both Beds Are Upstairs Master Contains Its Owns Fireplace And Patio. Nice Spacious Living Room With A Fireplace And A Deck , Formal Dining Room. Spacious Kitchen! New Carpet Throught The Unit, Which Features Some Hardwood Floors.

The Entire Unit Has A Big Bear Cabin Appeal. Plantation Shutters Throughout . 2 Car Direct Access Garage . Bonus Area Downstairs, Would Be Perfect For Office. 2 Very Short Blocks To The Beach.

The 600 Blk Of S. Broadway Is One Of The Widest Blocks In S Redondo, Plenty Of Street Parking, Lots Of Trees.



Addr: 625 Esplanade 42, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S10084337
OP: \$599,000
LP: \$574,000 **SP:** \$560,000 **Apx SF:** 1,136
LD: 08/04/2010 **SD:** 05/10/2011 **\$/SF:** \$492.96
Beds: 2 **Bath:** 2.00 **LotSF:** 523
YBlt: 1974 **Prk:** Garage Door Open **DOM:** 224
Elem: **Mid:** Perras **High:** Redondo Unio

Property Description: Located On The Famous Redondo Beach Esplanade. Ocean View!! Steps To The Sand. This Home Has Just Been Remodeled Throughout With Granite Counters In The Kitchen And Master Bathroom, New Kitchen Appliances And New Carpet & Paint. Fireplace In Living Room Adds To The Ambience Of Beach Living. Floor Plan Is Great For 2 Owners, Roommates Or Use The Second Bedroom As A Guest Room Or Office. Walk To The Pier And Harbor. Stroll Or Bike On The Strand. Parking In Gated Complex Is 2 Side-By-Side Spaces (87 & 88) Near The Elevator. Large Private Storage Area In Garage.

Closed Sale Properties



Addr: 1300 Palos Verdes Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11048885
OP: \$559,000
LP: \$590,000 **SP:** \$590,000 **Apx SF:** 1,634
LD: 04/18/2011 **SD:** 05/31/2011 **\$/SF:** \$361.08
Beds: 2 **Bath:** 3.00 **LotSF:** 2,557
YBlt: 1977 **Prk:** **DOM:** 30
Elem: Tulita **Mid:** Parris **High:** RUHS

Property Description: Here'S Your Opportunity To Get Into Desirable South Redondo! !!!! Very Colourful, Different, Bright, Happy "Artsy Retreat" Type Home. Come Knowing It Needs A Little Tlc And You'LI Be Pleasantly Surprised. You Can Make This Home Spectacular.... Lot'S Of Natural Lighting. Uniquely Shaped But Conventional Floor Plan....Great Potential...Convenient Location..

Great Single Family Home In South Redondo, 2 Bedroom, 2 1/2 Bath, Plus Office. Office Has Small Closet And Could Easily Be A Nursery Or Guest Room. Bright And Airy Floor Plan With 4 Balconies All With Double French Doors Opening Out To Views. Spacious Open Family Room With Fireplace, Connects To Open Dining & Kitchen Areas. Grand Master Suite With Fireplace, Walk-In Closet And En Suite Bath. Large Separate Laundry Room With Plenty Of Additional Storage. Attached 2 Car Garage With Good Storage Area.

Walking Distance To Excellent Schools, Shopping/Riviera Village And Beaches. Great Pv Mountain Views.



Addr: 706 Vincent Park 4, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11012567
OP: \$615,000
LP: \$599,000 **SP:** \$599,000 **Apx SF:** 1,800
LD: 01/31/2011 **SD:** 05/06/2011 **\$/SF:** \$332.78
Beds: 2 **Bath:** 3.00 **LotSF:** 2,090
YBlt: 1980 **Prk:** Garage, Direct Gar **DOM:** 64
Elem: Beryl **Mid:** Parris **High:** Redondo High

Property Description: Unbelievable Opportunity To Lease/Lease-Option Or Purchase!!!This Spacious Townhome Is Situated In One Of The Best Locations In South Redondo Beach! Light, Bright And Filled With Sunshine! Located Next To A Lovely Neighborhood Park With Just A Short Walk To Restaurants, Shopping And The Beach. Recently Updated With New Kitchen Including Granite Counter Tops And Stainless Appliances. Beautiful Oak Hardwood Floors And Designer Paint Throughout. 2 Large Bedrooms Each With Own Full Bath, Plus Large Bonus/3Rd Bedroom And Attached Full Size Garage With Direct Access. 2 Spacious Decks And Common Grassy Area For Additional Out Door Space.

Closed Sale Properties



Addr: 512 Esplanade 304, Redondo Beach
Area: S Redondo Bch W of PCH
OP: \$699,000
LP: \$659,000 **SP:** \$600,000
LD: 02/09/2011 **SD:** 05/13/2011
Beds: 2 **Bath:** 2.00
YBit: 1982 **Prk:**
Elem: Alta Vista **Mid:** Parras

MLS #: S11016900
Apx SF: 2,163
\$/SF: \$277.39
LotSF:
DOM: 78
High: Redondo Unio

Property Description: Beautiful And Quiet Front Unit On The Esplanade. Very Large Single Level Home With Spacious Open Rooms And A Great Floor Plan. Wrap Around Balcony With Ocean View. Two Master Bedrooms, One Master Bath Has A Jacuzzi Tub. Living Room Has A Large Fireplace And Opens To The Balcony. Security Building With Intercom And Elevator. Subterranean Parking With Two Side By Side Parking Spaces And Storage Units. Building Amenities Include: Pool, Spa, And Bbq Area. Clubhouse With Pool Table And Bar That Open To The Pool. Exercise Room With Sauna, Changing Rooms With Bathrooms. Close To Beach, Shopping, Parks, And Redondo Beach Pier.



Addr: 611 North Irena F, Redondo Beach
Area: S Redondo Bch N of Torrance Bl
OP: \$634,900
LP: \$634,900 **SP:** \$616,000
LD: 04/12/2011 **SD:** 05/07/2011
Beds: 3 **Bath:** 3.00
YBit: 1979 **Prk:** Garage Door Open
Elem: Beryl **Mid:** Parras

MLS #: S655120
Apx SF: 1,388
\$/SF: \$443.80
LotSF: 1,746
DOM: 27
High: Redondo

Property Description: Standard Sale Redondo Beach Ocean View Home. If You Are Looking For A Great Beach Home For You And Your Family, An Investment Property To Lease Or An Investment Property To Sit On And Sell - You Have Stumbled Accross Your Opportunity! This Amazing Home Boasts: An Open Free Flowing Floor Plan, Wood Floors, Television Pre-Wire, Ample Storage, Private Jacuzzi, Custom Paint, Custom Wrought Iron Stair Railing, Custom Fixtures, 6 Inch Base Moulding, Vaulted Ceilings, Closet Organizers, Window Casing And Custom Vennet Roller Blinds. Beyond That, The Gourmet Kitchen Has Granite, Custom Cabinets, Pull Out Stainless Steel Shelves, Soft Close Features (Blue Motion), Breakfast Bar, Instant Hot Water Dispenser, High End Stainless Steel Appliances And Track Lighting. Dont Forget, From Your Private Patio You Have Incredible Ocean/Mountain Views From The Palos Verde Penninsula To Malibu. As A Standard Sale, It Is Priced To Sell & Comes With The Confidence That A Bank Will Not Disrupt The Process!

Closed Sale Properties



Addr: 610 North Guadalupe 1, Redondo Beach
Area: S Redondo Bch N of Torrance Bl
OP: \$659,000
LP: \$639,000
LD: 02/16/2011
Beds: 3
YBit: 1980
Elem:

SP: \$639,000
SD: 05/19/2011
Bath: 3.00
Prk:
Mid:

MLS #: V11020479
Apx SF: 1,819
\$/SF: \$351.29
LotSF: 1,686
DOM: 86
High:

Property Description: Front Unit! Sensational Townhome With Private Front Deck And Remodeled Interior Features 3 Bedrooms And 3 Bathrooms. Many Upgrades Include New Hardwood Floors, New Interior Paint, Granite Counter Tops, Fireplace, Stone Finishes In The Bathrooms, Kitchen And Entry. All Light And Faucet Fixtures Have Been Replaced And The Oversized 2-Car Garage Has Great Additional Storage. This Property Is Close Proximity To Beaches, Shopping, Restaurants, Parks And Shows Like A New Unit.



Addr: 506 North Irena B, Redondo Beach
Area: S Redondo Bch N of Torrance Bl
OP: \$675,000
LP: \$675,000
LD: 03/24/2011
Beds: 3
YBit: 1987
Elem:

SP: \$655,000
SD: 05/24/2011
Bath: 3.00
Prk: Garage - Two Door
Mid:

MLS #: S11037220
Apx SF: 1,802
\$/SF: \$363.49
LotSF: 3,027
DOM: 61
High:

Property Description: Clean, Bright And Airy Free Standing Town Home In South Redondo! Open Floor Plan Feels Like A Traditional House. Main Level Has Large Living Room With Fireplace That Opens To Dining Room. Two Sliders Lead To Backyard. Spacious Kitchen Has Garden Window And Breakfast Nook. Two Car Attached Garage Has Direct Access To Home With No Stairs! Second Level Features: Master Suite With Walk-In Closet, Master Bath (With Separate Tub And Shower) And Balcony, Two Additional Bedrooms, A Bonus Room (Hobby Room Or Study?), And A Large Full Bath With Double Sinks. There Are No Homeowner'S Fees! Close To Beach, School And Shopping! (Extras Include Air Conditioning, Security System, Intercom, And Central Vacuum Throughout) Ready To Move In!

Closed Sale Properties



Addr: 716 North Guadalupe B, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10060350
OP: \$799,000
LP: \$719,000 **SP:** \$719,000 **Apx SF:** 2,312
LD: 06/04/2010 **SD:** 05/04/2011 **\$/SF:** \$310.99
Beds: 3 **Bath:** 3.00 **LotSF:** 3,376
YBlt: 2001 **Prk:** Direct Garage Acce **DOM:** 149
Elem: Redondo High **Mid:** Perras **High:** Beryl

Property Description: Great South Redondo Freestanding Rear-Unit Townhome With 3 Bedrooms + Bonus, 2.5 Baths On 2 Levels. Enter The Dramatic Double Door Entry To The Main Living Area As You'Re Welcomed By Hardwood Floors, 12" Ceilings, Fireplace, Custom Window Coverings And Designer Paint. The Upper Level Features Kitchen, Granite Counters, Tiled Back Splash, Island, Formal Dining Room And A Large Living Room. The Master Suite Will Impress You With Designer Paint, A Walk-In Closet And Luxurious Bathroom, An Open Shower With Travertine And A Relaxing Spa Tub. The Lower Level Offers 3/4 Bath, Laundry Room W/ Built Ins And A Sink, Storage Space, Bonus Room And Two Bedrooms. One Of The Bedrooms Is Converted Into An Office With Custom Built-In Desks, Designer Glass Sliding Closet Doors And Custom Built-In Storage. A Private Patio Off Of The Office At The Rear Offers Flagstone Pavers, Landscaping And A Tall Fence For Privacy. The Large 2 Car Garage With Direct Access Offers Plenty Of Space For Vehicles And Toys.



Addr: 114 South Lucia Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** V11013550
OP: \$825,000
LP: \$795,000 **SP:** \$760,000 **Apx SF:** 2,016
LD: 01/28/2011 **SD:** 05/25/2011 **\$/SF:** \$376.98
Beds: 3 **Bath:** 3.00 **LotSF:**
YBlt: 1999 **Prk:** Garage - Two Door **DOM:** 117
Elem: **Mid:** **High:**

Property Description: Rear Unit Of A Mediteranean Style Two-On-A-Lot In South Redondo Built By Lacharite. The Entry Level Has Two Bedrooms And A Full Bath, A Laundry Area And Access To A Patio And Enclosed And Landscaped Grass Area. It Also Includes A Two Car Garage With Storage Area. The Upper Level Has An Airy, Open Floor Plan With Vaulted Ceilings And Skylights. The Kitchen Features Marble Counter Adjacent A Good Sized Dining Area. The Living Room Has A Marble Fireplace, Soaring Ceilings And Access To A Covered Deck Ideal For Lounging Or To Barbecue. The Huge Master Bedroom Has Vaulted Ceilings, A Fireplace And Walk-In Closet While The Bath Includes A Separate Fireplace, Jacuzzi Tub, Double Sink And Separate Shower. The Home Has Been Beautifully Maintained And Has A Wonderful, Open Layout That Is Sure To Please. Truly A Gem. ***Approval And Commissions Are Subject To Bank Approval. Any Reduction In Commission Is To Be Split Evenly Between Listing And Selling Agents.***

Closed Sale Properties



Addr: 606 Esplanade 2, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S11017875
OP: \$869,000
LP: \$859,000 **SP:** \$859,000 **Apx SF:** 1,600
LD: 02/10/2011 **SD:** 05/31/2011 **\$/SF:** \$536.88
Beds: 2 **Bath:** 3.00 **LotSF:** 2,248
YBlt: 1990 **Prk:** Direct Garage Acce **DOM:** 101
Elem: **Mid:** **High:**

Property Description: Seller Financing Lease Or Lease Option Available!! Beautiful Ocean View 2 Bed 2.5 Ba Townhome In One Of The Best Locations In South Redondo Beach, On The Esplanade Just Steps To The Most Beautiful Beaches, Restaurants, Shops And Bike Path. Sunset, Ocean Views From 2 Levels. Amazing Kitchen With Hand-Distressed Custom Wood Cabinetry, Granite Counter Tops, Beautiful Wood Floors, New Berber Carpet Throughout And Fresh Paint. A Large Master Suite With Jacuzzi Tub, Large Walk-In Closets And Professional Built-Ins And Its Own Balcony With Ocean Views. Lots Of Windows And A Skylight Bring In Nice Natural Light. Attached 2 Car Garage With Direct Access Plus Huge Storage Room Perfect For Bicycles, Motorcycles, Surfboards Or Maybe Even A Wine Cellar.



Addr: 725 North Lucia B, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** V11040038
OP: \$875,000
LP: \$875,000 **SP:** \$865,000 **Apx SF:** 2,326
LD: 03/30/2011 **SD:** 05/14/2011 **\$/SF:** \$371.88
Beds: 3 **Bath:** 3.00 **LotSF:**
YBlt: 1991 **Prk:** **DOM:** 16
Elem: **Mid:** **High:**

Property Description: Let You Guests Say "Wow!!". Panoramic Ocean, Marina, Pv Hill And City Views From This Stunning Back Unit, Detached Townhouse In Prestigious S. Redondo. Excellent Location Close To The Beach, Shopping, Dining, Entertainment, Schools And Parks. Beautiful Street With Mature Trees. Wonderful Curb Appeal And Lots Of Privacy. Great Floor Plan With Living And Entertaining Spaces Upstairs So You Enjoy Your Own Breathtaking View Day And Night. Quality And Designers Touches Throughout. Open Floor Plan With Vaulted Ceilings And Tons Of Light. Elegant Living And Dining Rooms With Views. Large Kitchen Overlooks Family Room And Breakfast Area. Huge Master Suite With Walk-In Closets, Tall Ceilings And Beautiful Views. Recently Renovated Master Bathroom Features Oversized Jet Tub, Separate Shower And Toilet Room And Double Vanity Area. Rooftop Deck Opens Up To Incredible Vistas And Coastal Sunsets. Three Spacious Balconies And Private Yard On The Back. Enjoy Your Own Vip Seats For 4Th Of July Extravaganza.

Closed Sale Properties



Addr: 1308 South Helberta Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11043250
OP: \$869,000
LP: \$869,000 **SP:** \$869,000 **Apx SF:** 1,552
LD: 04/05/2011 **SD:** 05/09/2011 **\$/SF:** \$559.92
Beds: 3 **Bath:** 2.00 **LotSF:** 6,810
YBit: 1953 **Prk:** Unassigned, Drivew **DOM:** 34
Elem: Tullita **Mid:** Parras **High:** RUHS

Property Description: Great Location-Tree Lined Streets-High On The Knoll-Spotless Like New Condition-View Of P.V. Hillside-Front Porch-1/2 Block To Toleta Grade School-Two Fireplaces-Large Family Room-Pool-New Roof-New Heating System-New Kitchen And Baths-Copper Plumbing-Two Car Detached Garage-New Driveway And Walkways-Large Flat Lot-Impeccable Redone Original Hardwood Floors-Move In And Spend All Your Spare Time Lounging In The Pool!!!!!!!!!



Addr: 215 South Irena B, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11023009
OP: \$995,000
LP: \$995,000 **SP:** \$950,000 **Apx SF:** 2,607
LD: 02/22/2011 **SD:** 05/20/2011 **\$/SF:** \$364.40
Beds: 4 **Bath:** 3.00 **LotSF:** 6,799
YBit: 2004 **Prk:** **DOM:** 84
Elem: Berly **Mid:** Parras **High:** Redondo Unio

Property Description: Come See This Beautiful Custom Built 2004 Town Home On Great Tree Lined Street. Pride Of Ownership, Like New. Spacious And Immaculate Like New 4 Bedroom, 3 Bath Open Floor Plan Home, Walking Distance To Top Ranked Schools, Beach, Shops And Redondo Beach Pier. 2,607 Sq Ft., Plus 400 Sq Ft. Roof Deck Perfect For Bbq & Entertaining. Open Designer Kitchen, Stainless Steel Appliances, Custom Built Maple Cabinetry, Custom Granite Counters, Beautiful Hardwood, Tile, Travertine Floors Throughout This Amazing Home. Also Features Vaulted Ceilings, Central Heating, Central Vacuum, Security System, Cable, Sprinklers, Rough In A/C Unit System, Intercom, A Private Rear Patio Yard And Panoramic And Ocean Views From The Roof Top Deck. Upper Level Has Master Bedroom, 2Nd Bedroom, Living Room, Kitchen, Formal Dining Room, 2 Full Baths And A Patio Off Of Living Room. Lower Level Has 3Rd And 4Th Bedrooms, 4Th Bedroom Is Currently Being Used As Lower Level Living Room, There'S Also An Eating Area And Full Bath, Which Would Make Great In Laws Quarters Or Be Easily Converted Back To 4Th Bedroom. There'S Also A Great Bonus Office Area Off Of The Roof Top Deck. This One Has It All, A Must See! Seller Financing Available With 30% Down.

Closed Sale Properties



Addr: 1051 Avenue H Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11007790
OP: \$1,079,000
LP: \$999,000 **SP:** \$999,000 **Apx SF:** 1,538
LD: 01/21/2011 **SD:** 05/12/2011 **\$/SF:** \$649.54
Beds: 3 **Bath:** 2.00 **LotSF:** 9,540
YBlt: 1953 **Prk:** **DOM:** 98
Elem: **Mid:** **High:**

Property Description: Immaculate 3 Bedroom/2 Bathroom Craftsman Style Home Located In A Terrific South Redondo Neighborhood! Just Steps From The "Christmas Lights Area" And Approx. One Mile From The Beach, Fine Shops And Restaurants In The Riviera Village. Completely Remodeled In 2008, With Beautiful Hardwood Floors Throughout This Open And Inviting Home! Gorgeous Open Exhibition Kitchen With Custom Cabinets, Granite Counter Tops, Center Island And Stainless Appliances. More Features: *Custom Closets * Master Suite *Wainscoting *Separate Laundry Room *Forced Air Heating And Air Conditioning *Cedar Shake Shingle Roof *Copper Plumbing *Tankless Water Heater *Dual Pane Windows *Bamboo Window Coverings *Solid Core Interior Doors *Copper Gutters *Gas Bbq And Gas Line Set Up For A Fire Pit Install *Rv Parking With Hookups!
Home Sits On A Huge 9,540 Sq Ft Flat And Usable Lot, Which Is Beautifully Landscaped. No Need To Preview!!



Addr: 630 South Gertruda Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11046702
OP: \$2,550,000
LP: \$2,550,000 **SP:** \$2,550,000 **Apx SF:** 5,531
LD: 04/13/2011 **SD:** 05/12/2011 **\$/SF:** \$461.04
Beds: 5 **Bath:** 8.00 **LotSF:** 7,270
YBlt: 2004 **Prk:** Driveway, Direct Ga **DOM:** 0
Elem: Alta Vista **Mid:** Parras **High:** Redondo Unio

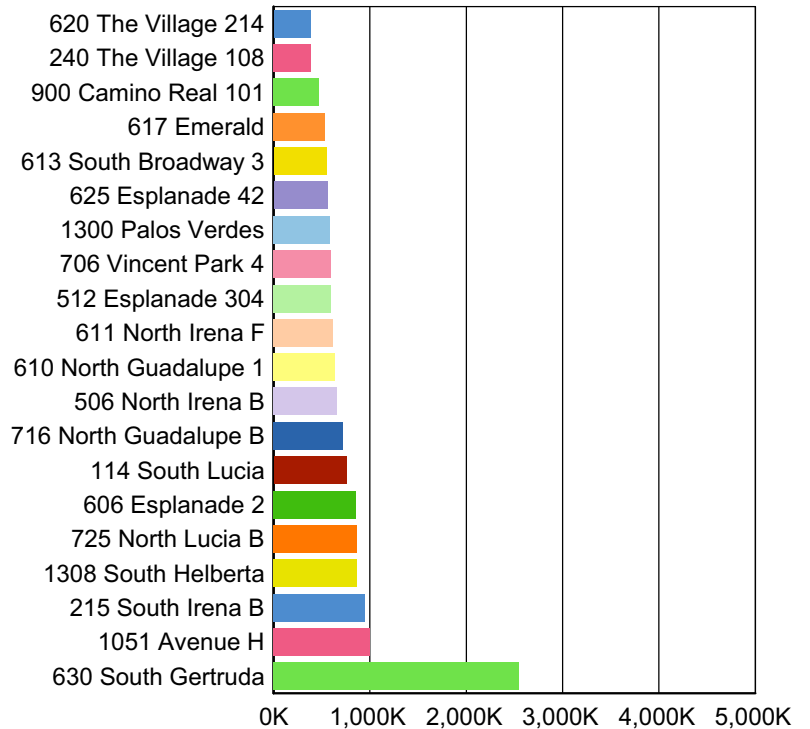
Property Description: Property Already In Escrow. Being Entered For Comp Purposes Only.

Comparative Market Analysis

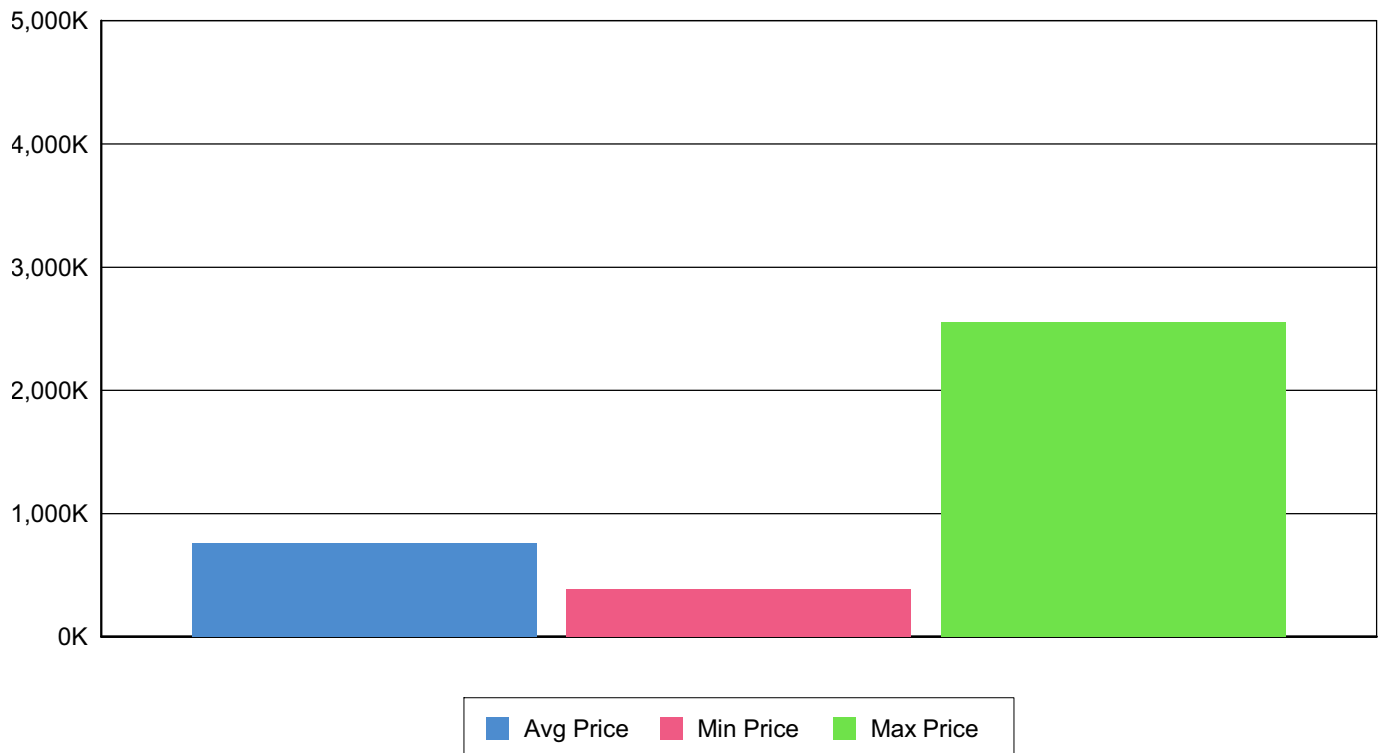
Monday, August 8, 2011

Closed Sale Properties

# of Listings	20
Lowest Price	\$385,000
Highest Price	\$2,550,000
Average Price	\$758,175
Avg Price/SqFt	\$435.69
Avg DOM	79



Summary Graph/Analysis



Comparative Market Analysis

Monday, August 8, 2011

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$385,000	\$2,550,000	\$758,175	\$435.69
Totals / Averages	\$385,000	\$2,550,000	\$758,175	\$435.69

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
620 The Village 214, Redondo Beach	\$399,000	\$385,000	33	-%3.51	\$621.97
240 The Village 108, Redondo Beach	\$399,000	\$392,500	90	-%1.63	\$430.85
900 Camino Real 101, Redondo Beach	\$489,900	\$471,000	19	-%3.86	\$365.12
617 Emerald Redondo Beach	\$549,000	\$535,000	52	-%2.55	\$673.80
613 South Broadway 3, Redondo Beach	\$569,000	\$550,000	226	-%3.34	\$367.65
625 Esplanade 42, Redondo Beach	\$574,000	\$560,000	224	-%2.44	\$492.96
1300 Palos Verdes Redondo Beach	\$590,000	\$590,000	30	%0.00	\$361.08
706 Vincent Park 4, Redondo Beach	\$599,000	\$599,000	64	%0.00	\$332.78
512 Esplanade 304, Redondo Beach	\$659,000	\$600,000	78	-%8.95	\$277.39
611 North Irena F, Redondo Beach	\$634,900	\$616,000	27	-%2.98	\$443.80
610 North Guadalupe 1, Redondo Beach	\$639,000	\$639,000	86	%0.00	\$351.29
506 North Irena B, Redondo Beach	\$675,000	\$655,000	61	-%2.96	\$363.49
716 North Guadalupe B, Redondo Beach	\$719,000	\$719,000	149	%0.00	\$310.99
114 South Lucia Redondo Beach	\$795,000	\$760,000	117	-%4.40	\$376.98
606 Esplanade 2, Redondo Beach	\$859,000	\$859,000	101	%0.00	\$536.88
725 North Lucia B, Redondo Beach	\$875,000	\$865,000	16	-%1.14	\$371.88
1308 South Helberta Redondo Beach	\$869,000	\$869,000	34	%0.00	\$559.92
215 South Irena B, Redondo Beach	\$995,000	\$950,000	84	-%4.52	\$364.40
1051 Avenue H Redondo Beach	\$999,000	\$999,000	98	%0.00	\$649.54
630 South Gertruda Redondo Beach	\$2,550,000	\$2,550,000	0	%0.00	\$461.04
Total Averages	\$771,890	\$758,175	79	%-2.11	\$435.69

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	620 The Village 214	1	1.00	619	1974	\$399,000	\$385,000	05/11/2011	33
S	240 The Village 108	1	1.00	911	1978	\$399,000	\$392,500	05/25/2011	90
S	900 Camino Real 101	3	2.00	1,290	1970	\$489,900	\$471,000	05/10/2011	19
S	617 Emerald	2	1.00	794	1923	\$549,000	\$535,000	05/27/2011	52
S	613 South Broadway 3	2	3.00	1,496	1984	\$569,000	\$550,000	05/11/2011	226
S	625 Esplanade 42	2	2.00	1,136	1974	\$574,000	\$560,000	05/10/2011	224
S	1300 Palos Verdes	2	3.00	1,634	1977	\$590,000	\$590,000	05/31/2011	30
S	706 Vincent Park 4	2	3.00	1,800	1980	\$599,000	\$599,000	05/06/2011	64
S	512 Esplanade 304	2	2.00	2,163	1982	\$659,000	\$600,000	05/13/2011	78
S	611 North Irena F	3	3.00	1,388	1979	\$634,900	\$616,000	05/07/2011	27
S	610 North Guadalupe 1	3	3.00	1,819	1980	\$639,000	\$639,000	05/19/2011	86
S	506 North Irena B	3	3.00	1,802	1987	\$675,000	\$655,000	05/24/2011	61
S	716 North Guadalupe B	3	3.00	2,312	2001	\$719,000	\$719,000	05/04/2011	149

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S	114 South Lucia	3	3.00	2,016	1999	\$795,000	\$760,000	05/25/2011	117
S	606 Esplanade 2	2	3.00	1,600	1990	\$859,000	\$859,000	05/31/2011	101
S	725 North Lucia B	3	3.00	2,326	1991	\$875,000	\$865,000	05/14/2011	16
S	1308 South Helberta	3	2.00	1,552	1953	\$869,000	\$869,000	05/09/2011	34
S	215 South Irena B	4	3.00	2,607	2004	\$995,000	\$950,000	05/20/2011	84
S	1051 Avenue H	3	2.00	1,538	1953	\$999,000	\$999,000	05/12/2011	98
S	630 South Gertruda	5	8.00	5,531	2004	\$2,550,000	\$2,550,000	05/12/2011	0