

Closed Sale Properties



Addr: 610 The Village 102, Redondo Beach
Area: S Redondo Bch W of PCH
OP: \$336,500
LP: \$209,000 **SP:** \$209,000
LD: 08/19/2010 **SD:** 03/11/2011
Beds: 0 **Bath:** 1.00
YBit: 1974 **Prk:**
Elem: **Mid:**
MLS #: S10089253
Apx SF: 410
\$/SF: \$509.76
LotSF: 832
DOM: 188
High:

Property Description: *****Antoher Price Reduction***** Priced To Sell!!!!
 ~Property Is Now Vacant~

Vacation Retreat In The City! Feel The Ocean Breezes From This Delightful Studio Unit. Features Ocean Views, Resort Style Living With Beautiful Grounds Adjacent To Redondo Pier. This Studio Condo Has Laminate Wood Floors, Good Size Kitchen, Spacious Bathroom With Lots Of Closet Space. Newer Slider Leads To Patio With Ocean Views. . This Gated Community Features Lovely Pool And Spa. Difficult To Find A Better Unit For Beach-Side Living This Is A Fannie Mae Property. Purchase This Property For As Little As 3% Down! This Property Is Approved For Homepathmortgage And Homepath Removation Mortgage.



Addr: 830 Camino Real 203, Redondo Beach
Area: S Redondo Bch S of Torrance Bl
OP: \$285,000
LP: \$285,000 **SP:** \$275,000
LD: 12/01/2010 **SD:** 03/10/2011
Beds: 1 **Bath:** 1.00
YBit: 1970 **Prk:** Garage, Public, Ass
Elem: **Mid:**
MLS #: 12146235
Apx SF: 722
\$/SF: \$380.89
LotSF: 1,555
DOM: 86
High:

Property Description: Resort Like Living!!!!!! This Lovely Brookside Village Condo Is A Top Floor, Unit, With Vaulted Ceilings And A Large Balcony For Entertaining Guestes. The Bedroom Has Vaulted Ceilings As Well. First Time On The Market Since 1990. Opportunity Knocks! Located Minutes From The Beach. This Resort Like Complex Has 3 Pools, Tennis Courts, A Club / Rec Room, And A Gym. Live Like Being On Vacation.



Addr: 640 The Village 109, Redondo Beach
Area: S Redondo Bch W of PCH
OP: \$398,000
LP: \$398,000 **SP:** \$360,000
LD: 12/30/2010 **SD:** 03/21/2011
Beds: 1 **Bath:** 1.00
YBit: 1974 **Prk:** Garage Door Open
Elem: **Mid:**
MLS #: S10132533
Apx SF: 619
\$/SF: \$581.58
LotSF: 831
DOM: 62
High:

Property Description: This One Bedroom And One Bath One-Level First Floor Condominium Features A Kitchen, Dining Area, Formal Living Room With Mirrored-Wall, And Spacious Balcony. Take In The Sea Air And Enjoy The Ocean Views. Walking Distance To Redondo Beach, The Redondo Beach Pier Shops & Restaurants & Entertainment, Veteran'S Park, And The Marina. Ideal Location And Move-In Ready!

Closed Sale Properties



Addr: 105 South Prospect Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10072680
OP: \$650,000
LP: \$525,000 **SP:** \$376,000 **Apx SF:** 480
LD: 07/08/2010 **SD:** 03/28/2011 **\$/SF:** \$783.33
Beds: 1 **Bath:** 1.00 **LotSF:** 6,400
YBlt: 1923 **Prk:** **DOM:** 232
Elem: Beryl **Mid:** Perras **High:** Redondo

Property Description: R3 Zoning Allows 2 Townhomes To Be Built On This Lot. (43 X 149 Approx) Good Location On Prospect - 2Nd Lot South Of Emerald.

This Property Is Being Sold As Land Value Only. Existing House Is In Poor Condition. Buyer To Verify Building Requirements And Zoning With City.

Seller Will Consider Carrying The First Td With Approximately 50% Down. Submit On Terms.



Addr: 114 South Guadalupe C, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11004011
OP: \$559,000
LP: \$519,000 **SP:** \$519,000 **Apx SF:** 1,421
LD: 01/12/2011 **SD:** 03/03/2011 **\$/SF:** \$365.24
Beds: 2 **Bath:** 3.00 **LotSF:** 1,795
YBlt: 1978 **Prk:** Direct Garage Acce **DOM:** 21
Elem: **Mid:** **High:**

Property Description: Get Into A New Beautiful Townhome Before The Super Bowl! Run Don'T Walk To This Fabulous South Redondo Beach Townhome. Located On A Great Street Just Blocks From The Beach, This Unit Has It All. Top Floor Has Soaring Ceilings And A Wide Open Living Room With Fireplace. Large Eat-In Kitchen With Loads Of Counter Space And Storage. Enjoy Meals At Your Dining Room Table Or Your Breakfast Bar. South Facing Balcony Brings In The Ocean Breezes And Morning Sunshine, Plus Don'T Forget The Great Bbq Entertaining Space During The Summer! Powder Room Is Roomy And Bright. Two Bedrooms On The Same Level Each Boast Their Own Bathroom. Lots Of Convenient Linen Storage In The Hall Between The Two Bedrooms. Downstairs Offers Your Own Attached Garage Plus A Bonus Room That Is Perfect For A Home Office, Exercise Or Game Room. Fabulous Strong Hoa With Good Reserves And History Of Maintaining The Property. Fantastic Home For A Fantastic Price, You Won'T Want To Miss It!

Closed Sale Properties



Addr: 527 North Prospect Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S11000610
OP: \$669,900
LP: \$639,900 **SP:** \$615,000 **Apx SF:** 2,320
LD: 12/20/2010 **SD:** 03/09/2011 **\$/SF:** \$265.09
Beds: 4 **Bath:** 2.00 **LotSF:** 4,360
YBlt: 1965 **Prk:** Direct Garage Acce **DOM:** 65
Elem: Beryl Heights **Mid:** Perras Middle **High:** Redondo Unio

Property Description: Just Listed Foreclosure Two Story Single Family House In South Redondo Beach! Features Main Floor Bedroom & 3/4 Bath, 3 Bedrooms & Jack N' Jill Full Bath Upstairs. Livingroom W/ Fireplace Opens To Dining Area, Kitchen Upgrades Include Granite Countertops, Maple Cabinetry, Newer Built-In Electric Appliances, Double Oven, Wood Laminate Flooring In Dining Room & Kitchen, Tiled Bathroom Floors, Newer Vinyl Windows & Doors, Custom Window Shutters, Recessed Lighting, Mirrored Closet Doors***Needs New Carpet***Low-Maintenance Patio Yard W/ Fruit Trees, Walk To Beach Cities Health District And Beryl Heights Elementary School. Property Is Corporate Owned And Is Being Sold In An "As Is" Condition And Seller Does Not Make Any Representations And Warranties As To It'S Condition. Buyers And Buyer'S Agent Are Encouraged To Investigate Large Addition At Rear Of Property For Permits With The City Of Redondo Beach Building And Safety Dept. City Transfer Tax To Be Split 50/50 With Buyer And Seller.



Addr: 1058 Palos Verdes Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11010417
OP: \$619,000
LP: \$619,000 **SP:** \$622,000 **Apx SF:** 1,872
LD: 01/26/2011 **SD:** 03/16/2011 **\$/SF:** \$332.26
Beds: 3 **Bath:** 2.00 **LotSF:** 4,720
YBlt: 1952 **Prk:** **DOM:** 30
Elem: **Mid:** **High:**

Property Description: South Redondo Starter! What An Incredible Opportunity! Located In Prime South Redondo Location With Private Driveway, This Unique 3 Bedroom, 2 Full Bath Starter Has Endless Potential. Floor Plan Offers Extra Large Kitchen Area With Island, Family/Dining Combo With Brick Featured Fireplace, And Separate Spacious Living Room. Kitchen And Dining Area Enjoys Bountiful Afternoon Sun, And Features A Great Outdoor Patio Perfect For Bbqs. Upstairs Landing Perfect For Office Area, 2 Bedrooms Plus A Master Bedroom That Opens To Upstairs Balcony With Front Yard Views And Ocean Breezes. Clean And Simple With Low Maintenance Yard – These Bones Are Ready For You To Make It Your Dream Home!

Closed Sale Properties



Addr: 1711 Camino De La Costa 1, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** 10487379
OP: \$695,000
LP: \$695,000 **SP:** \$670,000 **Apx SF:** 1,760
LD: 10/26/2010 **SD:** 03/10/2011 **\$/SF:** \$380.68
Beds: 3 **Bath:** 2.00 **LotSF:** 0
YBit: 1973 **Prk:** Public, Side by Side **DOM:** 18
Elem: **Mid:** **High:**

Property Description: Please Submit Offers By November 10. Not A Short Sale! Best Priced 3 Bedroom In Area. Absolutely Beautiful Ocean View Condo, Steps To Beach And Riviera Village. Custom Remodeled Kitchen With Granite Counters And Stainless Appliances Opens To A Spacious Living Room With Fireplace, Wet Bar And Large Balcony. Both Bathrooms Have Been Remodeled And Are Immaculate. This Charming Unit Has New Windows, Low Hoa Dues And Numerous Upgrades Throughout! Security Garage Has 2 Side By Side Parking Spaces And An Elevator. Don'T Miss Out On This Spectacular Deal!!!



Addr: 506 North Helberta 7, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S643255
OP: \$649,000
LP: \$649,000 **SP:** \$679,000 **Apx SF:** 2,149
LD: 01/01/2011 **SD:** 03/23/2011 **\$/SF:** \$315.96
Beds: 3 **Bath:** 3.00 **LotSF:** 2,060
YBit: 1980 **Prk:** Garage Door Open **DOM:** 69
Elem: Beryl **Mid:** Perras **High:** Redondo

Property Description: An Amazing Property That Has Breathtaking Panoramic Views From A Large Private Rooftop Deck, With Glass Enclosed Gazebo!! From This Rooftop Deck You Can See From The Palos Verdes Penninsula To Malibu. Enjoy Ocean Breeze From Five Private Balconies. This Is An Entertainers Delight With Elegant Formal Dining Room And Gourmet Kitchen. The Character, Warmth And Charm Of The Living Quarters Is Unprecedented With French Doors Throughout, Cozy Fireplaces, Moulding And 10 Foot Ceilings. With Only One Common Wall And A Private Setting, You Will Easily Mistake This Home For A Premium Lot Single Family Residence. After Enjoying The Ocean Views And Breeze, You Can Retreat To The Luxurious Master Suite With Large Walk In Closets, Fireplace, Balcony And Custom Bathroom That Has A Granite Vanity And Jacuzzi Tub. Secured Parking With Four Spaces (Or Boat) And A Huge Storage Room And Laundry Room Along With A Workshop!! You Will Not Be Disappointed And I Expect This Home To Last Only Days.

Closed Sale Properties



Addr: 221 North Irena 4, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** S10082857
OP: \$775,000
LP: \$775,000 **SP:** \$750,000 **Apx SF:** 3,164
LD: 08/04/2010 **SD:** 03/29/2011 **\$/SF:** \$237.04
Beds: 5 **Bath:** 4.00 **LotSF:**
YBlt: 1990 **Prk:** **DOM:** 121
Elem: **Mid:** Perras **High:** Redondo Unio

Property Description: Rare Spacious 5 Bedroom, 4 Bath, 3164 Sq Ft Rear Unit Townhome Located On A Tree Lined Street In The Sought After South Redondo Beach Community. Entry Level Consists Of Living Room With Fireplace That Boasts 20+ Foot High Ceilings And French Doors That Lead Out Into A Very Private Back Yard. Formal Dining Room, Great Room Off The Kitchen With A Fireplace That Leads Out To A Large Patio, 1 Bedroom, 1 Bath. Upstairs Has A Master Bedroom, Master Bath And Walk-In Closet Including 2 Other Bedrooms, Full Bath And Laundry Area. Lower Level Has Another Master Suite With Bath, Walk-In Closet Including 2 Other Bedrooms, Full Bath And Laundry Area. Lower Level Has Another Master Suite With Bath, Walk-In Closet And Wet Bar - Great For Guests Or In-Laws Or A Large Home Office. 2 Car Garage. Hoa Includes Earthquake Insurance. Home Is Original And Needs Tlc.



Addr: 423 Avenue E Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** V11001554
OP: \$798,000
LP: \$798,000 **SP:** \$780,000 **Apx SF:** 1,910
LD: 01/05/2011 **SD:** 03/21/2011 **\$/SF:** \$408.38
Beds: 4 **Bath:** 3.00 **LotSF:** 5,720
YBlt: 1956 **Prk:** Garage Door Open **DOM:** 71
Elem: Tulita **Mid:** Perras **High:** Redondo Unio

Property Description: On The Avenues! This One Story 4 Bedroom, 3 Bath Home Is In One Of The Best South Redondo Neighborhoods And Only 4 Blocks To The Beach And Riviera Village! It Sits Up High Enough To Have A Nice City View Out The Back. The Roof, Windows, Forced Air Heater And Water Heater Have Been Replaced. It Also Looks Like There Is Copper Plumbing (Buyer To Confirm). The Interior Is Original And Needs Just About Everything, But...There Are Hardwood Floors Under The Carpet! The Floor Plan Is Great...3 Bedrooms, 2 Baths On One Side And 1 Bedroom, 1 Bath On The Other Side Of The House...Perfect For A Guest Room Or Office. There Is A Detached 2 Car Garage And A Courtyard Between The Garage And The House. The Backyard Isn'T Large, But There Is A Backyard. Tulita Elementary School And St. Lawrence Martyrs Catholic Church And School Are Very Close, As Well.

Closed Sale Properties



Addr: 613 Avenue D Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11007565
OP: \$850,000
LP: \$850,000 **SP:** \$800,000 **Apx SF:** 1,128
LD: 01/20/2011 **SD:** 03/10/2011 **\$/SF:** \$709.22
Beds: 3 **Bath:** 1.00 **LotSF:** 7,600
YBit: 1951 **Prk:** Boat, RV Access/P **DOM:** 0
Elem: **Mid:** **High:**

Property Description: Extra Large 7600 Sq Ft Lot With Ocean Views From A Second Level!!!! Very Cute Starter Home On The Avenues In South Redondo Beaches' Aaa Location!!!! Just A Short Few Blocks To One Of The Nicest Beaches In Southern California. 3 Bedrooms 1 Bathroom, Fireplace, Detached Two Car Garage With Large Driveway, Perfect For Boat/Rv Parking.



Addr: 416 Susana Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S11025160
OP: \$799,000
LP: \$799,000 **SP:** \$805,800 **Apx SF:** 1,816
LD: 02/27/2011 **SD:** 03/30/2011 **\$/SF:** \$443.72
Beds: 5 **Bath:** 2.00 **LotSF:** 5,390
YBit: 1965 **Prk:** **DOM:** 3
Elem: **Mid:** **High:**

Property Description: Large Family? No Problem!" Great 5 Bedroom 1 & 3/4 Bath Home Located In A Very Desirable Area In S. Redondo With A City View. Newer: Inside/Out Paint, Tiled Entry & Hallway, Tiled Kitchen & Baths, Laminate Flooring (Living, Dining & Downstairs Bedrm), Tiled Fireplace, Both Showers Newer(Glass Doors & Enclosures), Toilets And Carpeting. Beautifully Landscaped Front & Backyards With Many Fruit Trees. Large Storage Shed In Back, Appx. 12' X 16'. Close To All 3 Schools, Beach & Pier. Feel The Cool & Clean Ocean Breeze Starting Early Afternoon Daily. Very Private And Safe Neighborhood As There Are Only 2 Streets (Faye Lane & Susana Ave.)That Make Up This Neighborhood & Both Streets Cul-De-Sac. No Thru-Traffic

Closed Sale Properties



Addr: 125 Avenue E Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S10030466
OP: \$983,000
LP: \$859,000 **SP:** \$808,500 **Apx SF:** 2,296
LD: 03/20/2010 **SD:** 03/15/2011 **\$/SF:** \$352.13
Beds: 3 **Bath:** 4.00 **LotSF:** 1,877
YBlt: 1983 **Prk:** Direct Garage Acce **DOM:** 323
Elem: Alta Vista **Mid:** Parras **High:** Redondo High

Property Description: Wonderful Location On The Avenues, 1/2 Block From The Beach. Ocean View Townhome With 2 Balconies To Enjoy The Fresh Ocean Air And Views Of The Pacific. Spacious 3 Bedroom And 3.5 Bath Home With A Huge Bonus Room With Its Own Bath That Is Perfect For Guests Or Use As A Fourth Bedroom. Master Suite Has High Ceilings, Walk-In Closet, And Bath With Dual Sinks, Separate Shower And Spa Tub. Two Additional Bedrooms And The Hallway Bath Also Have High Ceilings. Attached 2 Car Garage With Direct Entry Makes Beach Living Really Convenient. A Separate Formal Dining Area With A Wet Bar Adjoins A Large Living Room With A Fireplace And Ocean View Balcony. New Carpet Has Just Been Installed In Most Rooms. The Kitchen Has A Breakfast Nook And Large Pantry. Forced Air Heating And Central Air Add To This Comfortable Home. All Of The Windows And Sliding Doors Are Newer, Dual Paned, Vinyl. This Is A Very Spacious Home In A Prime South Redondo Location That You Don'T Find Available Very Often.



Addr: 815 North Lucia C, Redondo Beach
Area: S Redondo Bch N of Torrance Bl **MLS #:** 10439661
OP: \$950,000
LP: \$815,000 **SP:** \$825,000 **Apx SF:** 2,040
LD: 03/29/2010 **SD:** 03/11/2011 **\$/SF:** \$404.41
Beds: 3 **Bath:** 3.00 **LotSF:** 0
YBlt: 2005 **Prk:** **DOM:** 266
Elem: **Mid:** **High:**

Property Description: Price Drop! First Offer Gets It--Back On Market - Approved Short Sale! Gorgeous 3 Bedroom 3 Bath Condo With Many Upgrades! Stainless Steel Appliances, Granite Counter Tops, Travertine Flooring And Fireplace, Great Views Of The Ocean, Two Tone Paint. Close To The Beach, Shopping And Dining! Must See!!

Closed Sale Properties



Addr: 400 Diamond A, Redondo Beach
Area: S Redondo Bch W of PCH **MLS #:** S10090161
OP: \$969,000
LP: \$899,000 **SP:** \$850,000 **Apx SF:** 2,283
LD: 08/23/2010 **SD:** 03/01/2011 **\$/SF:** \$372.32
Beds: 4 **Bath:** 3.00 **LotSF:** 8,356
YBlt: 2003 **Prk:** Driveway, Direct Ga **DOM:** 182
Elem: Beryl Heights **Mid:** Perras **High:** Union

Property Description: Perfectly Located And Close To Everything!!! Rare Opportunity To Own This Beautiful, Nearly New Mediterranean-Style 2,300 Sf Home Just Steps From The Beach. Bright, Airy Floor Plan, This 4 Bed, 3 Bath Town Home Features: Formal Living Room With Fireplace And Deck, Gourmet Granite Kitchen With Stainless Steel High-End Appliances And Breakfast Area, Luxurious Master Bedroom Suite With Fireplace, Loft Area With Deck (Peek Ocean View), 2-Car Garage With Storage Space Plus 4 On-Site Parking Spaces, And An Impeccably Landscaped Gated Front Yard. Other Features Include Central Air Conditioning, Bamboo And Travertine Floors, Plantation Shutters, Crown Mouldings, Skylights, Intercom, Hunter Douglas Blinds, French Doors, And Designer Paint Colors. Within Walking Distance To Beach, Pier, Schools, Parks, Restaurants, And Shops. Low Monthly Hoa.



Addr: 400 South Lucia Redondo Beach
Area: S Redondo Bch S of Torrance Bl **MLS #:** S10117302
OP: \$895,000
LP: \$895,000 **SP:** \$870,000 **Apx SF:** 2,500
LD: 11/06/2010 **SD:** 03/30/2011 **\$/SF:** \$348.00
Beds: 3 **Bath:** 3.00 **LotSF:** 6,760
YBlt: 1970 **Prk:** Direct Garage Acce **DOM:** 113
Elem: Perris **Mid:** Beryl **High:** Redondo

Property Description: Gorgeous South Redondo Beach Family Home! 1 Level Home With 2500 Sq Ft Features Incredible Master Suite With A Completely Redone Bathroom That Includes Double Sinks And Custom Vanity And A Spacious Walk-In Closet, Other Two Bathrooms Have Been Updated, Living Room With Hardwood Floors And Slated Fireplace, Family Room Has Vaulted Ceilings, Kitchen Is Updated With Stainless Steel Appliances, Large Recreation Room That Opens To A Charming Backyard, Formal Dining Room Has Vaulted Ceilings And Windows That Look Onto A Lovely Back Patio. Front Yard Has Been Professionally Landscaped And Includes A Phenomenal Slated Entrance With Double Doors. Other Features And Updates Include Huge Closets And Plenty Of Storage, New Water Heater, New Windows, New Fixtures, New Sliding Glass Doors, Interior Has Been Completely Professionally Painted. Wonderful Home For A Family Or Couple. The Recreation Room And Its Accompanying Rooms Are Also A Perfect Living Quarters For Mother-In-Law. Two Car Garage With New Garage Doors And Lots Of Storage. Lot Size Is 6760 Sq Ft. Room For Rv And Much More!

Closed Sale Properties



Addr: 602 North Maria Redondo Beach
Area: S Redondo Bch N of Torrance Bl
OP: \$989,000
LP: \$989,000 **SP:** \$965,000
LD: 02/01/2011 **SD:** 03/18/2011
Beds: 3 **Bath:** 2.00
YBit: 1998 **Prk:**
Elem: Beryl Heights **Mid:** Parras Middle

MLS #: S11013106
Apx SF: 1,907
\$/SF: \$506.03
LotSF: 6,400
DOM: 35
High: Redondo Unio

Property Description: Custom One Level South Redondo Home Designed For Entertaining And Family Living. Gorgeous Gourmet Kitchen W/ Granite Counter Tops, Maple Hardwood Floors And Custom Cabinets. Open, Sunny & Spacious. Split Level Large Back Yard With Jacuzzi And Patio. 2 Car Garage With Alley Access. Fantastic Location Near All K-12 Schools.



Addr: 530 South Gertruda Redondo Beach
Area: S Redondo Bch S of Torrance Bl
OP: \$999,900
LP: \$999,750 **SP:** \$965,000
LD: 01/06/2011 **SD:** 03/16/2011
Beds: 3 **Bath:** 2.00
YBit: 1949 **Prk:** Garage Door Open
Elem: Alta Vista **Mid:** Redondo

MLS #: S11001659
Apx SF: 1,493
\$/SF: \$646.35
LotSF: 5,150
DOM: 20
High: Redondo Unio

Property Description: Incredible New Price. Easily The Best Value In S. Redondo! Panoramic Ocean Views From The Deck, Living Room, Dining Area & Kitchen. Rebuilt From The Studs Up. Clean Lines & A "Modern Feel". Sliding Doors From The Living Room Out Onto The Expansive Deck, Great For Entertaining. Kitchen Has Solid Cherrywood Cabinets, Granite Composite Counter Tops, Newer Stainless Appliances & An Attached Laundry Room. Spacious, Separate Master Suite With Soaring Ceilings, Sitting/Office Area & Relaxing View Of The Private Backyard. Master Suite Includes Luxurious Spa-Style Bathroom With Walk-In Shower And Jacuzzi Tub. Entire Home Has New White Oak Flooring, Double Pane Windows, All Copper Plumbing, New Electrical, And New Central Heating System. The Enclosed Backyard That Has High Shrubs For Privacy, A Beach Shower & Environmentally Friendly No Maintenance Grass. New Roof, Special Water Proof Stucco Coating, Rust Proof Railings, Plus All New Landscaping & Beautiful Sand Stone Steps From Utah'S Red Hills Leading Up To And Around The Home. Not A Detail Untouched! Priced To Sell!

Closed Sale Properties

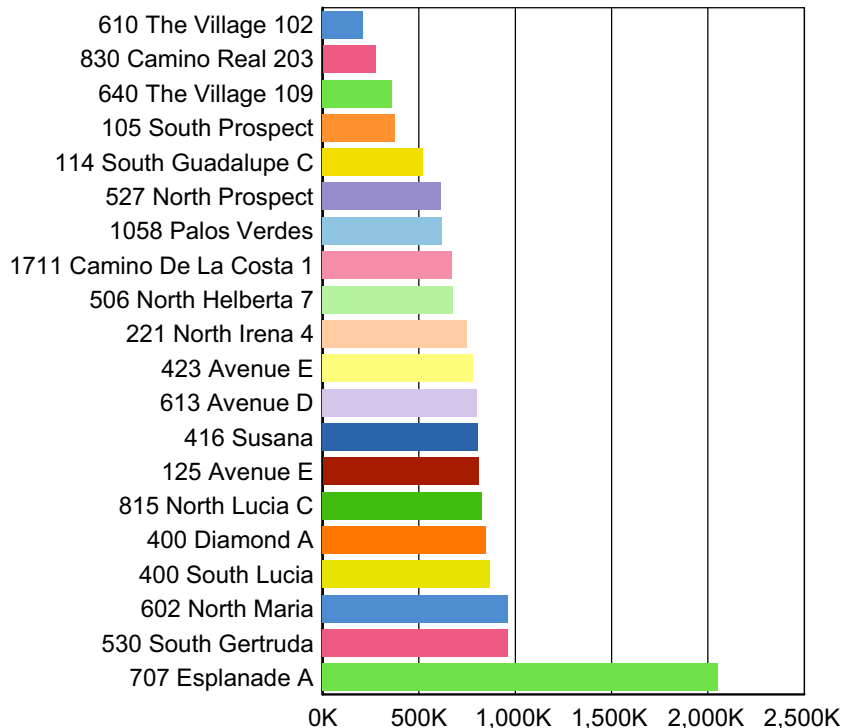


Addr: 707 Esplanade A, Redondo Beach
Area: S Redondo Bch W of PCH
MLS #: S11001921
OP: \$2,099,000
LP: \$2,099,000 **SP:** \$2,050,000 **Apx SF:** 2,895
LD: 01/06/2011 **SD:** 03/24/2011 **\$/SF:** \$708.12
Beds: 4 **Bath:** 5.00 **LotSF:** 5,998
YBlt: 2008 **Prk:** Direct Garage Acce **DOM:** 77
Elem: **Mid:** **High:**

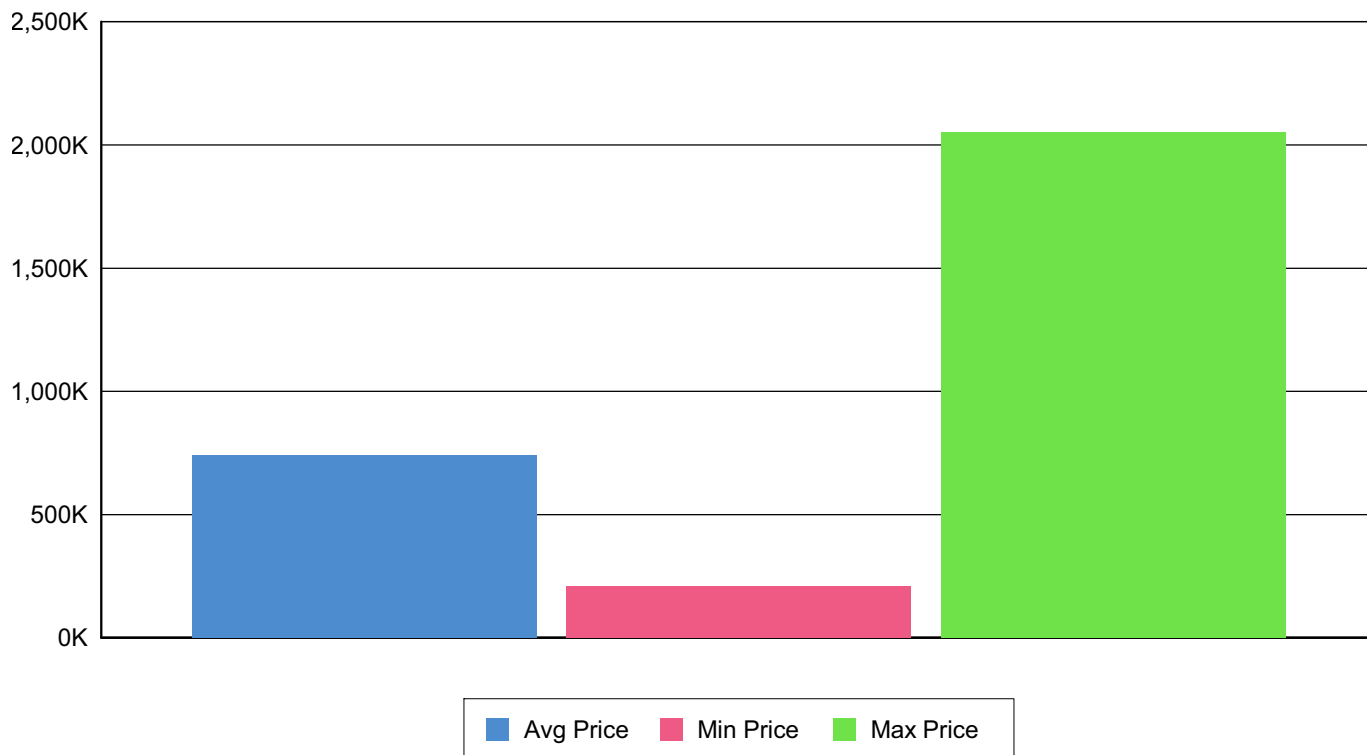
Property Description: Brand New Ocean Front Townhome With 4 Bedrooms, 4.5 Bathrooms And 2,895 Sf Of Exquisite Living Space. Features Great Room With Fireplace, Panoramic Ocean Views, Hardwood Floors And Balcony. Roof Top Deck Access From Balcony Off Of Great Room. Gorgeous Gourmet Kitchen With Top Of The Line Appliances And Island. Master Suite With Ocean Views, Fireplace And Huge Walk-In Closet. Master Bath With Oversized Tub And Stand Alone Shower. Three Stop Elevator That Will Take You To All Floors With Ease. Bonus Room Downstairs Which Is Perfect For A Wine Cellar. 2-Car Garage With Direct Access.

Closed Sale Properties

# of Listings	20
Lowest Price	\$209,000
Highest Price	\$2,050,000
Average Price	\$739,715
Avg Price/SqFt	\$452.53
Avg DOM	99



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$209,000	\$2,050,000	\$739,715	\$452.53
Totals / Averages	\$209,000	\$2,050,000	\$739,715	\$452.53

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
610 The Village 102, Redondo Beach	\$209,000	\$209,000	188	%0.00	\$509.76
830 Camino Real 203, Redondo Beach	\$285,000	\$275,000	86	-%3.51	\$380.89
640 The Village 109, Redondo Beach	\$398,000	\$360,000	62	-%9.55	\$581.58
105 South Prospect Redondo Beach	\$525,000	\$376,000	232	-%28.38	\$783.33
114 South Guadalupe C, Redondo Beach	\$519,000	\$519,000	21	%0.00	\$365.24
527 North Prospect Redondo Beach	\$639,900	\$615,000	65	-%3.89	\$265.09
1058 Palos Verdes Redondo Beach	\$619,000	\$622,000	30	%0.48	\$332.26
1711 Camino De La Costa 1, Redondo Beach	\$695,000	\$670,000	18	-%3.60	\$380.68
506 North Helberta 7, Redondo Beach	\$649,000	\$679,000	69	%4.62	\$315.96
221 North Irena 4, Redondo Beach	\$775,000	\$750,000	121	-%3.23	\$237.04
423 Avenue E Redondo Beach	\$798,000	\$780,000	71	-%2.26	\$408.38
613 Avenue D Redondo Beach	\$850,000	\$800,000	0	-%5.88	\$709.22
416 Susana Redondo Beach	\$799,000	\$805,800	3	%0.85	\$443.72
125 Avenue E Redondo Beach	\$859,000	\$808,500	323	-%5.88	\$352.13

Comparative Market Analysis

Monday, August 8, 2011

815 North Lucia C, Redondo Beach	\$815,000	\$825,000	266	%1.23	\$404.41
400 Diamond A, Redondo Beach	\$899,000	\$850,000	182	-%5.45	\$372.32
400 South Lucia Redondo Beach	\$895,000	\$870,000	113	-%2.79	\$348.00
602 North Maria Redondo Beach	\$989,000	\$965,000	35	-%2.43	\$506.03
530 South Gertruda Redondo Beach	\$999,750	\$965,000	20	-%3.48	\$646.35
707 Esplanade A, Redondo Beach	\$2,099,000	\$2,050,000	77	-%2.33	\$708.12
Total Averages	\$765,833	\$739,715	99	%-3.77	\$452.53

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	610 The Village 102	0	1.00	410	1974	\$209,000	\$209,000	03/11/2011	188
S	830 Camino Real 203	1	1.00	722	1970	\$285,000	\$275,000	03/10/2011	86
S	640 The Village 109	1	1.00	619	1974	\$398,000	\$360,000	03/21/2011	62
S	105 South Prospect	1	1.00	480	1923	\$525,000	\$376,000	03/28/2011	232
S	114 South Guadalupe C	2	3.00	1,421	1978	\$519,000	\$519,000	03/03/2011	21
S	527 North Prospect	4	2.00	2,320	1965	\$639,900	\$615,000	03/09/2011	65
S	1058 Palos Verdes	3	2.00	1,872	1952	\$619,000	\$622,000	03/16/2011	30
S	1711 Camino De La Costa 1	3	2.00	1,760	1973	\$695,000	\$670,000	03/10/2011	18
S	506 North Helberta 7	3	3.00	2,149	1980	\$649,000	\$679,000	03/23/2011	69
S	221 North Irena 4	5	4.00	3,164	1990	\$775,000	\$750,000	03/29/2011	121
S	423 Avenue E	4	3.00	1,910	1956	\$798,000	\$780,000	03/21/2011	71
S	613 Avenue D	3	1.00	1,128	1951	\$850,000	\$800,000	03/10/2011	0
S	416 Susana	5	2.00	1,816	1965	\$799,000	\$805,800	03/30/2011	3
S	125 Avenue E	3	4.00	2,296	1983	\$859,000	\$808,500	03/15/2011	323
S	815 North Lucia C	3	3.00	2,040	2005	\$815,000	\$825,000	03/11/2011	266
S	400 Diamond A	4	3.00	2,283	2003	\$899,000	\$850,000	03/01/2011	182
S	400 South Lucia	3	3.00	2,500	1970	\$895,000	\$870,000	03/30/2011	113
S	602 North Maria	3	2.00	1,907	1998	\$989,000	\$965,000	03/18/2011	35
S	530 South Gertruda	3	2.00	1,493	1949	\$999,750	\$965,000	03/16/2011	20
S	707 Esplanade A	4	5.00	2,895	2008	\$2,099,000	\$2,050,000	03/24/2011	77