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 "Straight Talk on Real Estate"

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Customer Brief Report - Residential

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2411 Prospect AV #124, Hermosa Beach 90254 MLS#: S10104895 Status: Backup Offer LP: \$359,900



PType: CONDO	Area: Hermosa Bch East	YrBuilt: 1972	Orig. Price: \$399,000
Lease?: No	County: Los Angeles	Heat: Forced Air, See	Sold Price:
HOA: \$306/M	MB: 762H1	Remarks	List Date: 9/30/10
# of Units: 64	Stories: One Level	AC: None	End Date:
Pet: Submit	55+: No	Yard:	DOM/CDOM: 217 /318
Laundry: Community	Pool: Heated, In Ground	Patio:	Bed: 2
SaleType: Standard	View: None	#Grg Spcs: 2	Total Baths: 2
		Lot SF: 610/A	\$/Sqft: \$420.94
		Sqft: 855/A	

[Driving Directions](#)

unit is to the right as you enter the complex

[Description](#)

Special Financing available with as little as 5% down with <700 fico and option of no monthly PMI (some conditions apply). Best priced 2 bedrooms/2 bathrooms condo in beautiful Hermosa Beach below 360k. The complex is bright, airy and in great condition, as well as, private. Community pool and BBQ area within a well maintained complex. Condo is close to the Beach and Freeway and tremendous local schools. Excellent location within a few blocks to the Coffee Bean, Bally's Health Club, great restaurants, banks, schools and not far from the beach! Perfect for a second home, a beach rental or someplace to call home. Why rent when you can own this great functional home. Nice master bedroom with a walk in closet. Cozy fireplace in the living room and breakfast bar off the kitchen. Each Condo has 2 assigned parking spaces within the structure. Gated bicycle parking & extra storage locker in garage area! Community features a sparkling pool, common BBQ area and community laundry. You may have just written your last rent check. . .Truly a must see!!

1720 Ardmore AV #319, Hermosa Beach 90254 MLS#: C10113610 Status: Backup Offer LP: \$455,000



PType: CONDO	Area: Hermosa Bch Valley	YrBuilt: 1970	Orig. Price: \$465,000
Lease?: No	County: Los Angeles	Heat: See Remarks	Sold Price:
HOA: \$406/M	MB: 762H1	AC: None	List Date: 10/27/10
# of Units:	Stories: Three or More Levels	Yard:	End Date:
Pet:	55+: No	Patio: Yes	DOM/CDOM: 190 /189
Laundry: Community	Pool: Association	#Grg Spcs: 2	Bed: 2
SaleType: Short Pay / Subject To Lender	View: See Remarks	Lot SF: 944/A	Total Baths: 2
		Sqft: 974/A	\$/Sqft: \$467.15

[Driving Directions](#)

Use Mapquest for best directions

[Description](#)

This Fabulous Condo Complex is located on the Green Belt!!! Walking Distance from Downtown Hermosa Beach! Short Walk to the Pier! This Top Floor, End Unit features 2 Bedrooms, & 1 & 3/4 Baths. Kitchen has White Cabinets, & Granite Countertops. Breakfast Nook and Bar!! Living Room w/ Sliders to Spacious Balcony. Hall Bath features Jetted Tub w/ Travertine Tile on shower Walls & Floor. Association Pool & Spa w/ BBQ Area! Gym & Recreation Room!! Super Clean Complex, Very Well Maintained. Secured Access. Community Laundry Area. Underground Garage Parking. Assigned Parking 2 Spaces.

954 3RD ST Hermosa Beach 90254

MLS#: 10494481

Status: Pending Sale

LP: \$665,000



PType: **SFR**
 Lease?: **No**
 HOA: **\$0**
 # of Units: **0**
 Pet:
 Laundry: **Inside**
 SaleType: **Real Estate**
Owned

Area: **Hermosa Bch East**
 County: **Los Angeles**
 MB: **762H3**
 Stories:
 55+: **No**
 Pool: **None**
 View: **None**

YrBuilt: **1973**
 Heat: **See Remarks**
 AC: **Central**
 Yard:
 Patio: **No**
 #Grg Spcs: **0**
 Lot SF: **2,250**
 Sqft: **1,577**

Orig. Price: **\$850,000**
 Sold Price:
 List Date: **12/6/10**
 End Date:
 DOM/CDOM: **124 /124**
 Bed: **3**
 Baths: **2.00**
 \$/Sqft: **\$421.69**

[Driving Directions](#)

Between PCH & Prospect

[Description](#)

Well maintained 3b/2B home with attached garage. Near beach. Great location east of PCH. Please visit agent website for offer submission instructions and AGENTS please read ~PRIVATE REMARKS~ for additional instructions or Email agent for showing & instructions. No faxed offers accepted.

540 1st ST #1, Hermosa Beach 90254

MLS#: S11033183

Status: Pending Sale

LP: \$675,000



PType: **CONDO**
 Lease?: **No**
 HOA: **\$300/M**
 # of Units: **10**
 Pet:
 Laundry: **In Garage**
 SaleType: **Real Estate**
Owned

Area: **Hermosa Bch Valley**
 County: **Los Angeles**
 MB: **762H3**
 Stories: **Three or More Levels**
 55+: **No**
 Pool: **Association, Community**
 View: **Pool, In Ground**
Ocean

YrBuilt: **1991/ASS**
 Heat: **Forced Air**
 AC: **Gas**
 Yard:
 Patio:
 #Grg Spcs: **2**
 Lot SF: **2,374/A**
 Sqft: **1,509/A**

Orig. Price: **\$675,000**
 Sold Price:
 List Date: **3/15/11**
 End Date:
 DOM/CDOM: **16 /16**
 Bed: **3**
 Total Baths: **3**
 \$/Sqft: **\$447.32**

[Driving Directions](#)

Pacific Coast HWY/Valley Drive

[Description](#)

Nice home Located in the Hermosa Beach Valley section, this beautiful contemporary style 3 bedroom home is walking distance to the beach. With 1,509 square feet of living space the home offers high vaulted ceilings in the bright and airy living room, hardwood floors throughout, and a kitchen with rustic finished cabinetry and stainless steel appliances. The great room style living space features a deck off the living room and a second balcony overlooking the pool area. The master bedroom and second bedroom are both conveniently located on the same level and the third bedroom with full bath is on the first level. The master bedroom has a walk-in closet and large master bath. Additional features include: skylight, two car attached garage with laundry area, and storage. Excellent location - walk to the beach, Valley/Ardmore Greenbelt, and Hermosa Beach schools.

670 6th Hermosa Beach 90254

MLS#: S11033128

Status: Backup Offer

LP: \$779,000



PType: SFR	Area: Hermosa Bch Valley	YrBuilt: 1952/ASS	Orig. Price: \$799,000
Lease?: No	County: Los Angeles	Heat: 	Sold Price:
HOA: \$0	MB: 762H3	AC: See Remarks	List Date: 3/15/11
# of Units: 	Stories: One Level	Yard: 	End Date:
Pet: No	55+: No	Patio: 	DOM/CDOM: 51 /237
Laundry: 	Pool: None	#Grg Spcs: 2	Bed: 3
SaleType: Standard	View: See Remarks	Lot SF: 4,320/A	Total Baths: 1
		Sqft: 1,125/A	\$/Sqft: \$692.44

[Driving Directions](#)**West of PCH**[Description](#)

Well maintained house just 6 short blocks from the Ocean. Original Hardwood floors under the carpet. Lots of windows for great natural lighting.

Good sized kitchen and living room. Nice tiled bathroom has separate shower and bathtub area. Large rooms and a Private spacious rear yard. 2 Car garage and a big driveway for ample parking. 1/2 block to the greenbelt for walking and jogging paths. This is an R2 Lot, which means that it is easy to add on to, and you can even put a roof top deck above the cabana or garage. There is great potential with this property.

This is the Best Priced for location and square footage.

348 Manhattan AV Hermosa Beach 90254

MLS#: S11017759

Status: Backup Offer

LP: \$925,000



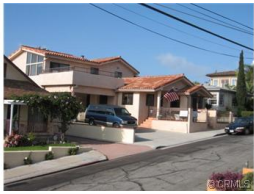
PType: TWNHS	Area: Hermosa Bch Sand	YrBuilt: 1991	Orig. Price: \$969,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price:
HOA: \$300/M	MB: 	AC: See Remarks	List Date: 2/10/11
# of Units: 3	Stories: Three or More Levels	Yard: 	End Date:
Pet: No	55+: No	Patio: 	DOM/CDOM: 84 /83
Laundry: In Garage	Pool: Association	#Grg Spcs: 2	Bed: 3
SaleType: Standard	View: Ocean	Lot SF: 1,363/A	Total Baths: 3
		Sqft: 1,770/A	\$/Sqft: \$522.60

[Driving Directions](#)**North of Herondo and west of Monterey: corner of 4th and Manhattan Ave, Middle unit**[Description](#)

This wonderful middle unit townhome is located 2 short blocks to one of the finest beaches in all Southern California. The hip revamped downtown Hermosa Beach is just a short stroll down Manhattan Ave where you can enjoy the shops, the Pier and all the great restaurants the city has to offer.

Stylish and modern describes this home with hardwood floors, an open spacious living area along with some ocean views. There are 2 separate garages (one with direct access to the stairs), 2 bedrooms at entry level with a large area that would make a great office. The second level is your living area with the master suite on the 3rd level. 2 decks and 2 fireplaces complete the package and all for under one million.

941 13th ST Hermosa Beach 90254 MLS#: S10083612 Status: Pending Sale LP: \$1,050,000



PType: SFR	Area: Hermosa Bch East	YrBuilt: 1989	Orig. Price: \$1,225,000
Lease?: No	County: Los Angeles	Heat: Forced Air, See	Sold Price:
HOA: \$0	MB: 762H2	Remarks	List Date: 8/5/10
# of Units:	Stories: Three or More Levels	AC: None	End Date:
Pet:	55+: No	Yard:	DOM/CDOM: 243 /243
Laundry: Area, In	Pool: None	Patio: Yes	Bed: 3
Garage, In Kitchen,	View: Catalina, City Lights,	#Grg Spcs: 2	Total Baths: 3
Gas, See Remarks	Coastline, Ocean,	Lot SF: 3,746/A	\$/Sqft: \$450.26
SaleType: Standard	Panoramic, Water	Sqft: 2,332/A	

[Driving Directions](#)

so. PCH east LEFT on 15th to Ocean Dr turn south right to 13th left 3rd house on right side park in driveway ok east of P. C. H. west of Prospect.

[Description](#)

Best kept secret in Hermosa Hills 13th Street one way in one way out AWESOME! OCEAN VIEWS from CATALINA TO MALIBU!

8 CAR PARKING AT THE BEACH UNHEARD OF!

3 bedrooms 2 & 1/2 baths. Master suite with spa sized bathroom, wide open shower over sized jet tub with ocean views, full wall make-up vanity, and large sunny balcony /full ocean views, from master suite, bath-rm, living-rm, dining-rm, and south west facing large sunny balcony.

Family-rm with fire place, wet bar and hardwood floors. Recently remodel kitchen with granite counters and new appliances.

Ocean views from din & living-room. Turf grass and tiled front yard, fully gated. All copper piping, water softener, Nortie tankless

water heater newly installed. Front room, hall, and stairs just got new carpet. Come take another look. Sellers all ready bought

another home and are ready to move on. SELLERS SAY GOODBYE TO CALIFORNIA HELLO TO OREGON

2000 Hillcrest DR Hermosa Beach 90254 MLS#: S11030595 Status: Pending Sale LP: \$1,095,000



PType: SFR	Area: Hermosa Bch East	YrBuilt: 1987/ASS	Orig. Price: \$1,150,000
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price:
HOA:	MB:	AC: Central	List Date: 3/9/11
# of Units:	Stories: Three or More Levels	Yard:	End Date:
Pet:	55+: No	Patio:	DOM/CDOM: 51 /51
Laundry: Individual	Pool: None	#Grg Spcs: 2	Bed: 3
Room	View: Ocean	Lot SF: 1,999/A	Total Baths: 3
SaleType: Standard		Sqft: 2,318/A	\$/Sqft: \$472.39

[Description](#)

Fantastic Ocean View in a quiet location. Home features 3 bedrooms plus and office. All bedrooms are on the same level. 3 full bathrooms.

Home is very clean and in move-in condition. Open floor plan, living room and open beamed ceilings and fireplace. Roof top deck. 2 car garage with large basement (storage area) adjacent to garage. Home is air conditioned.

2525 Manhattan AV Hermosa Beach 90254

MLS#: S11026270

Status: Pending Sale

LP: \$1,099,000



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 1936	Orig. Price: \$1,149,000
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price:
HOA:	MB:	AC: None	List Date: 3/1/11
# of Units:	Stories: Two Level	Yard:	End Date:
Pet:	55+: No	Patio:	DOM/CDOM: 57 /57
Laundry: Individual	Pool: None	#Grg Spcs: 2	Bed: 2
Room	View: Ocean	Lot SF: 1,440/A	Total Baths: 2
SaleType: Standard		Sqft: 1,300/A	\$/Sqft: \$845.38

Description

Incredible HB Sand location, only 1 block to Strand. Currently used as a 2 unit rental, could be used as a 2-3 br sfr. Featured top owner's unit will win your heart! Completely renovated with unique character & attention to detail starting w/ the entryway, and moving into the spacious sun soaked liv rm w/ bonus alcove and dark refinished hardwood. Beautiful gas fp w/ Santa Fe tile is flanked with built-in book shelves. An arched entry invites you into the large din rm w/ wrap around windows and built-ins, & a separate glass door that leads to a sparkling kitchen offering black granite & rustic unfinished cabinetry. Extra spacious remodeled bath w/ a beautiful Spanish vanity, tile floors & an incredible XL soaking tub! Original glass hardware adorns some of the doors, & the Spanish decor stays consistently charming and accurate throughout. Watch the sunset from your bed, walk out onto the private deck w/ space for entertaining and enjoying the ocean views. The upper unit is a rare gem that sells the property all on its own! Lower unit income generator also remodeled w/ hardwood floors & offers privacy, great location & endless patio space. 2 car garage, tons of storage, the list goes on!

1218 1st ST Hermosa Beach 90254

MLS#: S10096336

Status: Backup Offer

LP: \$1,279,000



PType: SFR	Area: Hermosa Bch East	YrBuilt: 2007	Orig. Price: \$1,399,000
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price:
HOA: \$0	MB: 762J3	AC: See Remarks	List Date: 9/9/10
# of Units:	Stories: Two Level	Yard: Yes	End Date:
Pet:	55+: No	Patio:	DOM/CDOM: 238 /237
Laundry: Individual	Pool: None	#Grg Spcs: 2	Bed: 5
Room, Gas	View: City Lights, Coastline, Ocean, Panoramic	Lot SF: 3,178/A	Total Baths: 4
SaleType: Standard		Sqft: 3,191/T	\$/Sqft: \$400.81

Description

A Mediterranean Beauty! Beautiful Ocean Views! Located in the Hermosa Beach Hills, 5 bed plus 3.5 baths, 3191 sq ft home includes wonderful amenities throughout: a gourmet kitchen includes top of the line stainless steel appliances - 48" Kitchen Aid Sub Zero Refrigerator, built in microwave, dishwasher, 6 burner stove, solid wood cabinets with granite counter tops and walk-in pantry. The kitchen opens up to a spacious Great Rm/ Breakfast Nook, Family Rm & Formal Dining Rm w/ fireplaces that boast 10 ft ceilings and stunning 180 degree ocean views from the 2nd floor living areas. Hardwood floors, carpet and travertine flooring throughout home. Wonderful master bedroom w/ fireplace and huge walk-in closet. An amazing master bath with double sinks, spa tub & dual shower heads. Master and 2 bedrooms downstairs & 2 bedrooms upstairs, dual painted windows, custom blinds, several balconies & inviting roof top deck with a 360 degree view of city, coast & ocean. Landscaped Yard.