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Customer Brief Report - Residential

Page 1 of 7

320 HERMOSA AV #203, Hermosa Beach 90254 ML#: R1004006 Status: Closed Sale LP \$585,000 - SP: \$575,000



PType: CONDO	Area: Hermosa Bch Sand	YrBuilt: 1972/ASR	Orig. Price: \$737,000
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price: \$575,000
HOA: \$303	MB: 762G3	AC: Central	List Date: 6/14/10
# of Units: 10	Stories: Two Level	Yard:	COE Date: 7/18/11
Pet:	55+: No	Patio: No	DOM/CDOM: 257 /257
Laundry:	Pool: None	#Grg Spcs: 1	Bed: 2
SaleType: Short Pay /	View: Ocean	Sqft (Src): 1,049 (A)	Total Baths: 2
Subject To Lender		Ac/LotSqft(Src): 0.01/614(A)	\$/Sqft: \$548.14

[Driving Directions](#)

Located on 2nd Street and Hermosa Ave.

[Description](#)

!!!!APPROVED SHORT SALE!!!! Pristine condition. Freshly updated with granite counter tops in kitchen and baths, remodeled showers. Pergo flooring - new carpet and paint. Master bedroom is upstairs with master bath and dressing area. Fireplace in living room - slate. 14' vaulted ceiling. Tiled balcony for sunset and ocean views. Balcony speakers. 2 parking spaces and enclosed storage.

305 2nd ST Hermosa Beach 90254 ML#: S11056196 Status: Closed Sale LP \$1,059,000 - SP: \$1,059,000



PType: CONDO	Area: Hermosa Bch Sand	YrBuilt: 1999/ASR	Orig. Price: \$1,059,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price: \$1,059,000
HOA: \$450/Q	MB:	AC: Central	List Date: 5/4/11
# of Units: 4	Stories: Three or More Levels	Yard: Yes	COE Date: 7/1/11
Pet:	55+: No	Patio:	DOM/CDOM: 5 /5
Laundry: Inside	Pool: None	#Grg Spcs: 2	Bed: 3
SaleType: Standard	View: Ocean	Sqft (Src): 1,933 (A)	Total Baths: 4
		Ac/LotSqft(Src): 0.03/1,498(A)	\$/Sqft: \$547.85

[Description](#)

Beautifully well-maintained 3 bedroom & 3.5 bathroom townhome with ocean view roof top deck and a private backyard. Entry on main floor has the master bedroom and another bedroom with full bathroom. Master bedroom has south facing balcony, hard wood floors, fireplace and a master bathroom with spa tub. Additional guest bedroom with walk in closet and full bathroom are on the bottom floor that also leads out to a private backyard and 2 car garage. Spacious & open top entertaining floor with living room, dining area, and kitchen with built in island. A large balcony also opens up from the living room area for those cool ocean breezes. Take the spiral staircase up to the roof top deck to enjoy the sunsets and ocean breeze. A true must see to experience the best of living at the beach!

2531 Myrtle AV Hermosa Beach 90254 ML#: S11090007 Status: Closed Sale LP \$1,750,000 - SP: \$1,500,000



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 1985/ASR	Lst Price Lw: 1,650,000
Lease?: No	County: Los Angeles	Heat: Forced Air	Orig. Price: \$1,750,000
HOA:	MB: None	AC: None	Sold Price: \$1,500,000
# of Units: 2	Stories: Two Level	Yard: Yes	List Date: 7/11/11
Pet:	55+: No	Patio: Yes	COE Date: 7/12/11
Laundry: In Garage	Pool: None	#Grg Spcs: 4	DOM/CDOM: 2 /2
SaleType: Standard	View: Ocean, White Water	Sqft (Src): 3,498 (A)	Bed: 4
		Ac/LotSqft(Src): 0.07/3,000(A)	Total Baths: 4
			\$/Sqft: \$428.82

[Driving Directions](#)

Artesia west past PCH. Turn left on the second stop sign. Right on 26th. Left on Myrtle.

[Description](#)

SELLER WILL CONSIDER ANY OFFER BETWEEN \$1,650,000 and \$1,750,000 This home is SO HERMOSA! White Water Views with a dramatic architectural design located two blocks from the sand in this tranquil area of North Hermosa Beach. This Beach Home has 5 bedrooms, 4 baths, a 4 car garage w/ direct access, & 4 fireplaces, with 3498 sq. ft. of living space on a full 3,000 sq. ft. lot. Entertainers delight w/ a Spacious open floor plan & Cathedral Ceilings throughout. Includes a private attached 2 bedroom/1bath legal guest house approximately 850 sq. ft. w/fireplace. Great for family/friends or as rental income at \$2000-\$2500/month. Or rent it out as a vacation rental for \$1000-\$1500/week. Feel the ocean breeze, & enjoy the Spectacular Ocean & White Water Views from the Living Room, & Balcony. Full ocean views also seen from the master bedroom, & master bedroom balcony. Upgraded Kitchen w/ Granite Counter Tops, a Granite Covered Island & a Bay Window. Large Family Room is equipped w/ a Wet Bar and Gorgeous River Rock Fireplace. Dine in the formal dining room or have a Barbecue on the living room balcony as you & your family & friends enjoy the panoramic Catalina to Malibu ocean views. Buyer to confirm property type.

2215 Palm DR Hermosa Beach 90254 ML#: S11067094 Status: Closed Sale LP \$1,495,000 - SP: \$1,525,000



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 1998/ASR	Orig. Price: \$1,495,000
Lease?: No	County: Los Angeles	Heat: Forced Air,	Sold Price: \$1,525,000
HOA:	MB: 762G1	Natural Gas	List Date: 5/26/11
# of Units: 1	Stories: Three or More Levels	AC: None	COE Date: 7/13/11
Pet:	55+: No	Yard:	DOM/CDOM: 5 /5
Laundry: Individual	Pool: None	Patio: Yes	Bed: 3
Room, Gas	View: Ocean, Panoramic, Pier,	#Grg Spcs: 2	Total Baths: 4
SaleType: Standard	White Water	Sqft (Src): 1,964 (SEE)	\$/Sqft: \$776.48
		Ac/LotSqft(Src): 0.03/1,350(A)	

[Description](#)

Enjoy panoramic ocean views from Palos Verdes to Malibu in this warm contemporary home built by Kim Komick. Located just steps to the beach, Martha's Cafe and The Bottle Inn, features include 3 Bedrooms, 3.5 Baths, plus office with built-ins and beautiful hardwood floors throughout. The natural light filled and open top floor has beautiful ocean views with a south west facing deck. In the kitchen you'll find granite counter tops, a center island with built in Thermador cook-top and stainless steel appliances -- a fun place for anyone who likes to entertain. In addition, a roof top deck which includes a spa tub, granite top conversation table with center fire-pit, plus tiki torches makes this outside living space truly enjoyable. The mid-level features a master bedroom with walk-in closet and dual sinks in the master bath with separate shower and spa tub. Also on this level is another bedroom with it's own bath and large closet. On the ground floor is a 3rd bedroom configured as a guest/den area with a landscaped patio, 3/4bath, closet and separate laundry room.

638 The Strand Hermosa Beach 90254 ML#: S11054328 Status: Closed Sale LP \$1,599,000 - SP: \$1,560,000



PType: CONDO	Area: Hermosa Bch Sand	YrBuilt: 1976/ASR	Orig. Price: \$1,599,000
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price: \$1,560,000
HOA: \$260/M	MB: 	AC: None	List Date: 4/29/11
# of Units: 4	Stories: One Level	Yard: 	COE Date: 7/5/11
Pet: 	55+: No	Patio: Yes	DOM/CDOM: 20 /20
Laundry: 	Pool: None	#Grg Spcs: 2	Bed: 3
SaleType: Standard	View: Ocean, Panoramic	Sqft (Src): 1,416 (A)	Total Baths: 3
		Ac/LotSqft(Src): 	\$/Sqft: \$1,101.69

Description

This top floor penthouse is located in a quiet four-unit ocean front building in South Hermosa Beach on The Strand. The living areas have sweeping white water and sand views from Palos Verdes / Catalina to the Hermosa Pier and on to Malibu. This home includes a spacious exclusive use roof top deck that affords privacy and is perfect for entertaining.

352 28th ST Hermosa Beach 90254 ML#: S10083376 Status: Closed Sale LP \$1,949,000 - SP: \$1,925,000



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 2009	Orig. Price: \$2,399,000
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price: \$1,925,000
HOA: \$0	MB: 732G7	AC: None	List Date: 8/5/10
# of Units: 	Stories: Three or More Levels	Yard: Yes	COE Date: 7/19/11
Pet: 	55+: No	Patio: Yes	DOM/CDOM: 280 /280
Laundry: Area, Electric, Gas	Pool: None	#Grg Spcs: 2	Bed: 4
SaleType: Standard	View: Catalina, City Lights, Coastline, Hills, Mountain, Ocean, Panoramic, Park or Green Belt, Peek-A-Boo, Pier, Water, White Water	Sqft (Src): 3,287 (B)	Total Baths: 4
		Ac/LotSqft(Src): 0.06/2,400(B)	\$/Sqft: \$585.64

Driving Directions

Second house West of Morningside, South side of 28th Street

Description

Newer built family perfect home with family friendly floorplan in GREAT pocket of north Hermosa sand section!! Just a few streets south of Manhattan Beach with a recent price reduction this charming family perfect single family residence is now offered at \$1,949,000 This 4 bed, 3 1/2 bath "Newer Construction" boasts 3,300 square feet of livable space. Built in July of 2009, this home embodies class and elegance with a very comfortable, clean and beachy feel. Ocean views from all 4 decks as well as sweeping panoramic views of the city. Situated on a quiet street that feels like a "walk street" with no traffic. Take a short walk to the beach or take the kids to beautiful Hermosa Valley park across the street. Enjoy the open air patio/yard on the bottom floor that is great for kids to play as well as for pets! Has elevator that stops on ALL 3 levels as well as a small yard, large front patio and a rooftop deck! enjoy the 3rd floor which is great for entertaining with it's wide open feel and layout. House is CAT 5 wired for sound in each room and climate controlled throughout! Enjoy the high end Kohler "water tower" shower system as a bonus in the master bath! SELLER IS MOTIVATED, get the best deal in the Hermosa Sand Section!!

3010 Hermosa AV Hermosa Beach 90254 ML#: S11090351 Status: Closed Sale LP \$2,100,000 - SP: \$2,100,000



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 1978/ASR	Orig. Price: \$2,100,000
Lease?: No	County: Los Angeles	Heat:	Sold Price: \$2,100,000
HOA: \$0	MB: 732E7	AC: None	List Date: 6/14/11
# of Units:	Stories: Three or More Levels	Yard:	COE Date: 6/14/11
Pet:	55+: No	Patio: Yes	DOM/CDOM: 0 /0
Laundry:	Pool: None	#Grg Spcs: 2	Bed: 4
SaleType: Standard	View: Catalina, City Lights, Coastline, Mountain, Ocean, Panoramic, Pier, Water, White Water	Sqft (Src): 2,450 (A)	Total Baths: 3
		Ac/LotSqft(Src): 0.06/2,400(A)	\$/Sqft: \$857.14

Description

This warm family friendly classic Beach Home combines irreplaceable 35ft height limits of a bygone era w/ elegant shabby chic decorating of today to create the perfect 2nd home. Enjoy forever white water & wet sand views from the top floor & exceptional ocean views from the living room, dining area & kitchen on the 2nd level. The home consists of 2,450sf of living space w/ 4bd/3ba sitting on a R3 zoned 2,400sf lot. The beauty of this location is you're approx 100ft away from the Strand homes across the street & sit approx 10ft above those homes. The Strand properties are zoned R1, which allows for only 2 stories & 25ft high structures. Your views will never be taken away. Another unique benefit to this neighborhood is you have exceptional on street parking which is unheard of for the rest of Strand adjacent properties in Manhattan or Hermosa. The vast majority of Hermosa Avenue traffic coming from downtown turns up at 27th St leaving this Northern pocket relatively private and quiet.

332 30th ST Hermosa Beach 90254 ML#: S11034556 Status: Closed Sale LP \$2,849,000 - SP: \$2,725,000



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 2011/BLD	Orig. Price: \$2,899,999
Lease?: No	County: Los Angeles	Heat:	Sold Price: \$2,725,000
HOA:	MB:	AC: None	List Date: 3/17/11
# of Units:	Stories: Three or More Levels	Yard:	COE Date: 7/21/11
Pet:	55+: No	Patio:	DOM/CDOM: 113 /113
Laundry:	Pool: None	#Grg Spcs: 2	Bed: 4
SaleType: Standard	View: Ocean	Sqft (Src): 3,800 (E)	Total Baths: 5
		Ac/LotSqft(Src): 0.06/2,400(A)	\$/Sqft: \$717.11

Description

The ONLY Walkstreet New Construction Cape Cod home currently on the market in all of Hermosa or Manhattan Beach! Located on a Flat middle Walkstreet location with Ocean Views and designed by prestigious Manhattan Beach architect Louie Tomaro. Features include; 4 Bedrooms, 4.5 Baths, Grey shingle exterior with classic interior wainscoting, wide plank hardwood floors, Elevator (hidden to not take up space!), Completely Open 3rd level Living space that is open from front of the house to the back (no walls!), outdoor built in Flagstone Fireplace, Custom Classic Cape Cod Light Fixtures, Flagstone Finished Wine Cellar, Large Master Suite complete with separate glass enclosed shower with rain shower, Jacuzzi tub with Carrera Marble finish, dual sink vanity with Carrera Marble, Custom Tile work throughout master bath, two walk in closets, and more. Separate movie/sports room off walkstreet with built in cabinets and wet-bar. All this opens to Flagstone paved yard perfect for entertaining and living the Walkstreet lifestyle. Walk 2 blocks to beach, Walk to Valley Park, Walk to downtown Manhattan Beach, Walk to local neighborhood market/restaurants. Located on 30X80 sqft lot with 30 ft height limit. See over the north side of street limited to 25 foot height!

1534 The Strand Hermosa Beach 90254 ML#: S10052177 Status: Closed Sale LP \$3,999,000 - SP: \$3,583,045



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 1964	Orig. Price: \$4,999,999
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price: \$3,583,045
HOA: \$0	MB: 732E5	AC: None	List Date: 5/13/10
# of Units: 	Stories: Two Level	Yard: 	COE Date: 7/25/11
Pet: No	55+: No	Patio: 	DOM/CDOM: 434 /434
Laundry: In Garage	Pool: None	#Grg Spcs: 4	Bed: 4
SaleType: Standard	View: Ocean, Water, White Water	Sqft (Src): 2,664 (A)	Total Baths: 3
		Ac/LotSqft(Src): 0.06/2,396(A)	\$/Sqft: \$1,344.99

[Driving Directions](#)

West of Hermosa Avenue between 15th and 16th Street

[Description](#)

THE STRAND - FIRE SALE of \$3,999,000 with income! Will NOT reduce price further! 2 units in one - use as rental, guests, in-laws, custodial quarters. Your unit 3 bedrooms, 2 baths plus FIREPLACE! FRONT SEATS to panoramic view of DAILY beach/pier events & activities, dolphins playing, walk to plaza restaurants & pier TRULY A LIFESTYLE INVESTMENT. Property has been transformed into a warm and inviting beach retreat. Recent improvements include New stucco, New windows, upgraded electrical, upgraded heating, upgraded plumbing, and fresh interior paint throughout. This ocean front property is ready to be taken to the next level. Building is currently 2 levels, but on this stretch of the Strand, you can add a 3rd level or huge roof top deck. Use as a single family home, a duplex, a vacation home plus income, or build your dream home. Four car garage makes parking a breeze! Seller Motivated!!!!

2666 The Strand Hermosa Beach 90254 ML#: V10039669 Status: Closed Sale LP \$7,500,000 - SP: \$6,000,000



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 1922	Orig. Price: \$12,000,000
Lease?: No	County: Los Angeles	Heat: 	Sold Price: \$6,000,000
HOA: \$0	MB: 732E5	AC: None	List Date: 4/13/10
# of Units: 3	Stories: Two Level	Yard: 	COE Date: 7/22/11
Pet: No	55+: No	Patio: 	DOM/CDOM: 409 /409
Laundry: Inside	Pool: None	#Grg Spcs: 3	Bed: 6
SaleType: Standard	View: Ocean, Panoramic, White Water	Sqft (Src): 2,680 (S)	Total Baths: 5
		Ac/LotSqft(Src): 0.11/4,914(S)	\$/Sqft: \$2,238.81

[Description](#)

Fantastic beach-front property on N. Hermosa Strand! Oversized patio offers fabulous entertaining options...with double-lot frontage you have twice the space where it counts! Live in/rent now, build later. Versatile 3-unit property, each with private entry & full ocean views: Main house=3 bdr/2.5 bath with 1 bdr/1 bath attached (direct beach access), detached 2 bdr/1 bath unit above 3-car garage. Count map shows 4,379.5 SF lot, seller states 4,914; tax records show 2,555 SF living area, seller states 2,680. Current use is multi-residential--buyer to verify any & all information & rely on their own findings. Secure your spot in this awesome N. Hermosa Strand location for years to come!

731 8th ST Hermosa Beach 90254 ML#: S11022917 Status: Closed Sale LP \$499,000 - SP: \$440,000



PType: SFR	Area: Hermosa Bch Valley	YrBuilt: 1901/ASR	Orig. Price: \$699,000
Lease?: No	County: Los Angeles	Heat: 	Sold Price: \$440,000
HOA: 	MB: 762-H2	AC: None	List Date: 2/19/11
# of Units: 	Stories: One Level	Yard: Yes	COE Date: 7/1/11
Pet: No	55+: No	Patio: 	DOM/CDOM: 118 /118
Laundry: 	Pool: None	#Grg Spcs: 1	Bed: 2
SaleType: Standard	View: None	Sqft (Src): 919 (A)	Total Baths: 1
		Ac/LotSqft(Src): 0.06/2,508(A)	\$/Sqft: \$478.78

[Description](#)

Heavy fixer or tear down....as per city of Hermosa Beach, can add 500 sqft to existing structure with a 30 ft height limit, keeping approx. 8.5 ft x 20 foot garage...can not build 2 units even though r2 lot...can build 3000+ sqft new construction (subject to city approval)...thanks!

654 8th ST Hermosa Beach 90254 ML#: S11065977 Status: Closed Sale* LP \$549,000 - SP: \$565,000



PType: SFR	Area: Hermosa Bch Valley	YrBuilt: 1904/ASR	Orig. Price: \$549,000
Lease?: No	County: Los Angeles	Heat: Wall Heater	Sold Price: \$565,000
HOA: \$0	MB: 	AC: None	List Date: 5/23/11
# of Units: 1	Stories: One Level	Yard: 	COE Date: 7/20/11
Pet: 	55+: No	Patio: Yes	DOM/CDOM: 8 / 8
Laundry: In Kitchen	Pool: None	#Grg Spcs: 0	Bed: 2
SaleType: Standard	View: Neighborhood	Sqft (Src): 972 (A)	Total Baths: 1
		Ac/LotSqft(Src): 0.06/2,508(A)	\$/Sqft: \$581.28

[Driving Directions](#)

West of P.C.H.

[Description](#)

West of PCH. 33 x 76 foot R-2 lot with an adorable 972 square foot 2 bedroom - office - 1 bath home built in 1904. Home appears to have been upgraded with newer composition roof, newer dual paned vinyl windows, copper plumbing and newer hot water heater. Very inviting sunny yard / patio area. Walking distance to the beach, shops, restaurants and downtown HB. Hurry, this property has been priced at lot value and will not last long.

712 7th ST Hermosa Beach 90254 ML#: S11022009 Status: Closed Sale LP \$1,199,000 - SP: \$1,145,000



PType: TWNHS	Area: Hermosa Bch Valley	YrBuilt: 2001/ASR	Orig. Price: \$1,225,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price: \$1,145,000
HOA: \$150/M	MB: 	AC: None	List Date: 2/19/11
# of Units: 8	Stories: Two Level	Yard: 	COE Date: 7/21/11
Pet: 	55+: No	Patio: Yes	DOM/CDOM: 150 / 150
Laundry: 	Pool: None	#Grg Spcs: 2	Bed: 4
SaleType: Standard	View: None	Sqft (Src): 3,038 (A)	Total Baths: 4
		Ac/LotSqft(Src): 0.09/3,842(A)	\$/Sqft: \$376.89

[Description](#)

One of the premier neighborhoods in Hermosa Beach! This development is just 10 years old and built on a flat cul-de-sac street that lives like a walkstreet. Great floorplan with private and sunny outdoor space. Cul-de-sac provides for great neighborhood feel with close proximity to downtown Hermosa, parks, schools and beach. Hardwood floors in the downstairs area great room, that flows to kitchen and sunny patio. The larger lot area than other homes in the development provides for great outdoor space that is south facing, providing lots of light and very private.

4 bedrooms upstairs, including two master suites.

This is a very rare find in Hermosa Beach west of PCH! A must see!

1821 Rhodes ST Hermosa Beach 90254 ML#: S11097981 Status: Closed Sale LP \$849,000 - SP: \$790,000



PType: SFR	Area: Hermosa Bch East	YrBuilt: 1958/ASR	Orig. Price: \$849,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price: \$790,000
HOA: 	MB: 	AC: None	List Date: 7/25/11
# of Units: 	Stories: Two Level	Yard: 	COE Date: 7/27/11
Pet: 	55+: No	Patio: 	DOM/CDOM: 3 / 3
Laundry: In Garage	Pool: None	#Grg Spcs: 2	Bed: 4
SaleType: Standard	View: Ocean, Panoramic	Sqft (Src): 1,776 (A)	Total Baths: 3
		Ac/LotSqft(Src): 0.09/3,745(A)	\$/Sqft: \$444.82

[Description](#)

For Comp Purposes - Older home - Cosmetic fixer - Pano ocean views

1001 9th ST Hermosa Beach 90254 ML#: S11033679 Status: Closed Sale LP \$799,000 - SP: \$804,000



PType: **SFR** Area: **Hermosa Bch East** YrBuilt: **1941/ASR** Orig. Price: **\$799,000**
 Lease?: **No** County: **Los Angeles** Heat: **Central Furnace** Sold Price: **\$804,000**
 HOA: **\$0** MB: **762-2H** AC: **None** List Date: **3/16/11**
 # of Units: **1** Stories: **Two Level** Yard: **Yes** COE Date: **7/18/11**
 Pet: **No** 55+: **No** Patio: **Yes** DOM/CDOM: **8 / 8**
 Laundry: **Individual** Pool: **None** #Grg Spcs: **2** Bed: **3**
Room View: **Ocean, See Remarks** Sqft (Src): **1,252 (A)** Total Baths: **1**
 SaleType: **Short Pay /** Ac/LotSqft(Src): **0.10/4,145(A)** \$/Sqft: **\$642.17**
Subject To Lender

[Driving Directions](#)

Close to Ocean and Aviation.

[Description](#)

This property has so much potential!! A must see this corner lot property with excellent ocean views. Large living area, 2 bedrooms upstairs, 1 bath, fireplace, dining and a beautiful balcony overlooking the ocean towards the Malibu area. Over 4000 sq ft lot, nice sized private yard, additional unit to rear not permitted. Stairs leading to private rooms, two car garage, laundry room, bathroom, etc....a must see for yourself. Hobby shop and storage room on lower level probably not permitted as such but quite functional.

921 16TH ST Hermosa Beach 90254 ML#: 11516817 Status: Closed Sale LP \$1,425,000 - SP: \$1,370,000



PType: **SFR** Area: **Hermosa Bch East** YrBuilt: **2008** Orig. Price: **\$1,475,000**
 Lease?: **No** County: **Los Angeles** Heat: **Central Furnace** Sold Price: **\$1,370,000**
 HOA: **\$0** MB: **762H1** AC: **None** List Date: **3/30/11**
 # of Units: **0** Stories: Yard: **Yes** COE Date: **7/6/11**
 Pet: **No** 55+: **No** Patio: **Yes** DOM/CDOM: **104 / 104**
 Laundry: **Inside,** Pool: **None** #Grg Spcs: **0** Bed: **4**
Individual Room View: **Ocean** Sqft (Src): **2,903 (A)** Baths: **3.50**
 SaleType: **Standard** Ac/LotSqft(Src): **0.07/3,040(A)** \$/Sqft: **\$471.93**

[Driving Directions](#)

PCH to 16th Street

[Description](#)

Built in 2008 this Spanish Mediterranean Villa is perched atop Hermosa Hill offering expansive views of the Pacific Ocean. The home has 4BD, 3.5BA, his and her offices, and a large chef's kitchen with island, which opens to a great room with ocean views. Large master upstairs with ocean views, and master bath has a see-through fireplace, dual vanities, bathtub with jets, and large shower. Roof top deck with fireplace/heater, and expansive views from Palos Verdes to Malibu.

417 Hopkins AV Hermosa Beach 90254 ML#: S11030986 Status: Closed Sale LP \$1,550,000 - SP: \$1,490,000



PType: **TWNHS** Area: **Hermosa Bch East** YrBuilt: **2002/ASR** Orig. Price: **\$1,550,000**
 Lease?: **No** County: **Los Angeles** Heat: **Central Furnace** Sold Price: **\$1,490,000**
 HOA: **\$0/M** MB: AC: **None** List Date: **3/10/11**
 # of Units: **2** Stories: **Three or More Levels** Yard: **Yes** COE Date: **7/14/11**
 Pet: **No** 55+: **No** Patio: **Yes** DOM/CDOM: **69 / 69**
 Laundry: **Individual** Pool: **None** #Grg Spcs: **2** Bed: **4**
Room View: **Ocean, Panoramic** Sqft (Src): **3,317 (A)** Total Baths: **4**
 SaleType: **Standard** Ac/LotSqft(Src): **0.10/4,461(A)** \$/Sqft: **\$449.20**

[Description](#)

Enjoy Panoramic Unobstructable 180 Degree Ocean Views of PV to Malibu from this totally upgraded 4 bedroom 3 1/2 bath custom finished home. From the spectacular 2 story foyer, accommodating a baby grand, walk up the gracious curved staircase to the great room area where you'll see distressed oak hardwood floors, the gourmet kitchen with custom Alder wood cabinetry and top of the line appliances, an expansive dining room, a one of a kind custom fireplace and floor to ceiling sliding glass doors opening onto the ocean. The entrance level includes the foyer and an executive master bedroom suite with a decadent bathroom housing a custom oversized double shower and a spa tub in which to relax and enjoy the ocean views. The bedroom has 2 fireplaces, private balcony with ocean views and a professionally designed custom closet. The lower level has 3 generous bedrooms, 2 full baths and a family room that leads to a private spacious backyard featuring lush landscaping and tasteful hardscapes.