



Ellis Posner
 Shorewood Realtors
 "Straight Talk on Real Estate"

Cell: 310 975 5139
 socalistings@yahoo.com
 DRE License: 01416970

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Customer Brief Report - Residential

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1600 Ardmore AV #130, Hermosa Beach 90254 MLS#: S10077370 Status: Closed Sale LP \$475,000 - SP: \$469,000



PType: CONDO	Area: Hermosa Bch Valley	YrBuilt: 1970	Orig. Price: \$514,000
Lease?: No	County: Los Angeles	Heat: Radiant	Sold Price: \$469,000
HOA: \$330	MB: 762H2	AC: None	List Date: 7/20/10
# of Units: 100	Stories: One Level	Yard:	COE Date: 4/29/11
Pet:	55+: No	Patio: Yes	DOM/CDOM: 240 /240
Laundry: Inside	Pool: Association, In Ground,	#Grg Spcs: 2	Bed: 2
SaleType: Standard	View: Indoor	Lot SF: 597/A	Total Baths: 2
	None	Sqft: 1,048/A	\$/Sqft: \$447.52

[Driving Directions](#)

Between PCH and Ardmore. Just North of Pier Ave.

[Description](#)

Back on the Market!!! (Escrow fell through due to financing.) **FHA APPROVED!!!! ABSOLUTELY BEAUTIFUL,** move-in condition, 2 bedroom/2 full bath condo located in the heart of Hermosa Beach!!! Every inch of this unit has been completely remodeled (since the renovation, no one has lived in this home). Brand new kitchen counter tops, all new appliances (never used), new cabinets, hardwood flooring, wall to wall carpet. Brand new bathrooms which includes the cabinets, toilets, fixtures and shower/bathtubs. Each spacious bedroom has its own master bathroom and walk-in closet. 2 car parking with easy access from garage to unit. Complex offers an indoor pool and weight room. Prime location!! Just steps away from downtown Hermosa Beach!!

721 3rd ST Hermosa Beach 90254 MLS#: S11043740 Status: Closed Sale LP \$835,000 - SP: \$835,000



PType: TWNHS	Area: Hermosa Bch Valley	YrBuilt: 1985/ASS	Orig. Price: \$835,000
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price: \$835,000
HOA: \$215/M	MB:	AC: None	List Date: 4/6/11
# of Units: 7	Stories: Two Level	Yard:	COE Date: 4/29/11
Pet:	55+: No	Patio:	DOM/CDOM: 9 /9
Laundry: Area	Pool: None	#Grg Spcs: 2	Bed: 2
SaleType: Standard	View: Ocean	Lot SF: 9,185/A	Total Baths: 3
		Sqft: 1,500/S	\$/Sqft: \$556.67

[Driving Directions](#)

From Ardmore...go east on 3rd Street!

[Description](#)

"Hidden Gem with Sweeping Ocean Views" Completely remodeled(interior and exterior of bldg) in 2003!!! Step into a quiet piece of paradise in this gorgeous Townhome....With it's vaulted ceilings and open floor plan, you get a ton of natural light! Exhibition kitchen with granite counters and travertine floors! Great use of outdoor space with a private patio off of the master suite, a large balcony off of the living room and a huge rooftop deck with sprawling ocean views!!! Truly a gem and a must see!! Blocks to the beach and downtown Hermosa. Don't forget the Award Winning Hermosa School District! Honestly, you will not find a more beautiful townhome with these views at this price...Do Not Delay! ** 1500 sq ft of living space!**Beautiful Brazilian Cherry Wood Floors**Incredible closet space and storage! **Huge Roof Top Deck with Sprawling Ocean Views**Designer Paint throughout**Stainless Steel Appliances**2 side by side garage spaces with storage unit**Secure Gated Entrance to gain access. Completely move in ready!

1129 Cypress AV Hermosa Beach 90254 MLS#: S11006724 Status: Closed Sale LP \$1,139,000 - SP: \$1,112,000



PType: TWNHS	Area: Hermosa Bch Sand	YrBuilt: 2001/APP	Orig. Price: \$1,139,000
Lease?: No	County: Los Angeles	Heat: Forced Air, Natural Gas	Sold Price: \$1,112,000
HOA: \$100	MB: 732E6	AC: None	List Date: 1/19/11
# of Units: 2	Stories: Three or More Levels	Yard: None	COE Date: 4/29/11
Pet: No	55+: No	Patio: Yes	DOM/CDOM: 47 /47
Laundry: Area, Individual Room	Pool: None	#Grg Spcs: 2	Bed: 4
SaleType: Standard	View: City Lights, Hills, Mountain	Lot SF: 2,047/A	Total Baths: 3
		Sqft: 2,200/A	\$/Sqft: \$505.45

Description

Now that the beautification of Pier Ave is complete, coming home to this gorgeous Mediterranean townhome is all the better. From here, walk to the beach and enjoy the best of downtown Hermosa. This very spcious home is ideal for entertaining and for enjoying the beach life. You will love the gourmet kitchen, with GE appliances, alder cabinetry, and the expansive granite counter tops. The floorplan includes a formal dining rm, open living rm, fireplace, french doors leading out to an inviting outdoor living space. The master bedroom is beautiful & large, with its own fireplace & outdoor balcony. The remaining bedrooms are ample sized and all on the same floor, with a bonus room currently used as a yoga studio/exercise room that can be converted to a large office. The rooftop deck is huge, with endless views of the city & mountains. Whether you are lounging, taking in the rays or hanging with friends and family for a BBQ, this deck is perfect all year round. Come see it!

410 28th ST Hermosa Beach 90254 MLS#: S11023810 Status: Closed Sale LP \$1,195,000 - SP: \$1,115,000



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 1968	Orig. Price: \$1,225,000
Lease?: No	County: Los Angeles	Heat: None	Sold Price: \$1,115,000
HOA: \$100	MB: 732E6	AC: None	List Date: 2/24/11
# of Units: 2	Stories: Two Level	Yard: None	COE Date: 4/28/11
Pet: No	55+: No	Patio: None	DOM/CDOM: 48 /48
Laundry: Area, Individual Room	Pool: None	#Grg Spcs: 2	Bed: 5
SaleType: Standard	View: Park or Green Belt	Lot SF: 2,396/A	Total Baths: 5
		Sqft: 2,410/A	\$/Sqft: \$462.66

Description

Remodelled property in prime North Hermosa location. Walking distance to the beach, valley park and valley greenbelt. Main home has three bedrooms and three baths and a separate two bedroom two bath unit for guests/extended family - both with remodelled kitchens & baths, new cabinets & vanities, granite countertops & full granite back splash, new appliances, new carpets, tile floors, new toilets, new sinks, all new windows and other upgrades. Both have laundry hookups. Property has front & rear patios and a large balcony with a brand new deck. Plenty of parking - four cars total including a two car garage.

260 31st ST Hermosa Beach 90254

MLS#: S11023985

Status: Closed Sale

LP \$1,249,000 - SP: \$1,249,000



PType: **SFR**
 Lease?: **No**
 HOA:
 # of Units:
 Pet:
 Laundry: **Individual**
Room, Inside
 SaleType: **Standard**

Area: **Hermosa Bch Sand**
 County: **Los Angeles**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **None**
 View: **Ocean**

YrBuilt: **1955/ASS**
 Heat: **Floor Furnace**
 AC: **None**
 Yard: **Yes**
 Patio: **Yes**
 #Grg Spcs: **2**
 Lot SF: **2,100/A**
 Sqft: **1,392/A**

Orig. Price: **\$1,249,000**
 Sold Price: **\$1,249,000**
 List Date: **2/24/11**
 COE Date: **4/13/11**
 DOM/CDOM: **4 /4**
 Bed: **3**
 Total Baths: **2**
 \$/Sqft: **\$897.27**

Description

Excellent North Hermosa location equi-distant from downtown Hermosa & downtown Manhattan, making it easy to enjoy the best of both cities! Located on a walk street on the peak of the hill, this ideal point of the walk-street offers current ocean views and also potential to maximize views with future build-out. It is one of the only 2 story homes this age available and it would be an excellent update project! It offers a larger than normal front deck, which is great for those who are seeking the walk-street community atmosphere, and like to entertain outside. There is also a bonus rear deck and a walk-street sized "yard", allowing for entertaining space in the back as well. 2 bedrooms offer ocean views. Large, ocean view deck is shared by the two North facing bedrooms. All bedrooms are upstairs and they have mirrored closet doors. Downstairs finds a large living room with a fireplace, a dining area, kitchen with pantry/utility/laundry area and a half bath. There is a bonus area under the stairs that is currently set up as a home office area. Detached garage. Fenced back yard and front deck area.

3005 Manhattan AV Hermosa Beach 90254

MLS#: N11014953

Status: Closed Sale

LP \$1,335,000 - SP: \$1,318,250



PType: **SFR**
 Lease?: **No**
 HOA:
 # of Units:
 Pet:
 Laundry:
 SaleType: **Standard**

Area: **Hermosa Bch Sand**
 County: **Los Angeles**
 MB: **732F7**
 Stories: **Two Level**
 55+: **No**
 Pool: **None**
 View: **Ocean**

YrBuilt: **1959**
 Heat:
 AC: **See Remarks**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **2**
 Lot SF: **2,450/A**
 Sqft: **1,844**

Orig. Price: **\$1,399,000**
 Sold Price: **\$1,318,250**
 List Date: **2/4/11**
 COE Date: **4/15/11**
 DOM/CDOM: **59 /59**
 Bed: **3**
 Total Baths: **3**
 \$/Sqft: **\$714.89**

Description

HUGE PRICE REDUCTION! This Contemporary designer home located in prime area of Hermosa Beach is completely remodeled with the finest amenities to compliment luxury living. A designer's touch is seen throughout the home. Features include dual paned windows, bamboo flooring & European cabinets. The kitchen boasts Caesarstone counter tops & stainless steel GE Cafe Appliances. Custom vanities, Ann Sakes designer tiles, Duravit sink, and Hans Grohe hardware brings visual appeal to the three baths, while light graces this airy three bedroom home, including two 2nd floor master suites, one with a dreamy ocean view. The formal living room with a fireplace and opens onto a patio, extending your entertaining options. A formal dinning room, laundry room and large storage room adds sense of spaciousness. Steps away from the ocean, this property creates opportunity for endless sunsets at the beach.

2450 Park AV Hermosa Beach 90254

MLS#: S11049021

Status: Closed Sale

LP \$1,450,000 - SP: \$1,400,000



PType: **SFR**
 Lease?: **Yes**
 HOA:
 # of Units:
 Pet:
 Laundry: **Area, In**
Garage
 SaleType: **Standard**

Area: **Hermosa Bch Sand**
 County: **Los Angeles**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **None**
 View: **Catalina, City Lights,**
Park or Green Belt,
Peek-A-Boo

YrBuilt: **1953/ASS**
 Heat: **Central Furnace**
 AC: **Central**
 Yard:
 Patio:
 #Grg Spcs: **2**
 Lot SF: **2,750/A**
 Sqft: **1,600/A**

Orig. Price: **\$1,450,000**
 Sold Price: **\$1,400,000**
 List Date: **2/15/11**
 COE Date: **4/12/11**
 DOM/CDOM: **62 /62**
 Bed: **2**
 Total Baths: **2**
 \$/Sqft: **\$875.00**

Description

1126 8th ST Hermosa Beach 90254 MLS#: S11022738 Status: Closed Sale LP \$1,489,000 - SP: \$1,465,000



PType: SFR	Area: Hermosa Bch East	YrBuilt: 2004/ASS	Orig. Price: \$1,489,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price: \$1,465,000
HOA:	MB:	AC: None	List Date: 2/22/11
# of Units:	Stories: Two Level	Yard:	COE Date: 4/1/11
Pet:	55+: No	Patio:	DOM/CDOM: 38 /38
Laundry:	Pool: None	#Grg Spcs: 2	Bed: 6
SaleType: Standard	View: Mountain, Ocean	Lot SF: 5,000/A	Total Baths: 4
		Sqft: 3,943/A	\$/Sqft: \$371.54

Description

Exquisite Mediterranean Ocean View Home! Well maintained and just like new.
Enter into 2-story foyer and circular staircase. Brazillian cherry hardwood floors add warmth.
Master suite receives south facing light and looks on the yard. Other bedrooms and spacious.
Two bedrooms (or one bedroom and office) off the main living area.
A sunny and bright top floor living arrangement with ocean views. Access to yard from family room and kitchen, along with access to panoramic roof top deck.

1801 Monterey BL Hermosa Beach 90254 MLS#: S11003880 Status: Closed Sale LP \$2,595,000 - SP: \$2,500,000



PType: SFR	Area: Hermosa Bch Sand	YrBuilt: 2006/ASS	Orig. Price: \$2,595,000
Lease?: No	County: Los Angeles	Heat: Forced Air	Sold Price: \$2,500,000
HOA: \$0	MB:	AC: See Remarks	List Date: 1/12/11
# of Units:	Stories: Three or More Levels	Yard:	COE Date: 4/13/11
Pet:	55+: No	Patio:	DOM/CDOM: 33 /33
Laundry: Individual Room	Pool: None	#Grg Spcs: 4	Bed: 4
SaleType: Standard	View: Ocean	Lot SF: 2,700/A	Total Baths: 4
		Sqft: 3,463/B	\$/Sqft: \$721.92

Description

Feels like Brand New!!! This amazing, immaculate 2006 Tuscan home features Panoramic Ocean, White Water and Pier Views from all 3rd Floor Living Areas. With almost 3,500 Square Feet, this Four Bedroom, Three and one Half Bath Villa is located just a few short blocks from the beach. The floor plan is perfect for just about every lifestyle. Bright open living spaces that lead directly to serene and private outdoor living areas and large, secluded bedrooms. The top floor has a formal Living Room plus Great Room, Gourmet Kitchen and formal and casual Dining areas that open to a 350+ Square Foot West facing Ocean View Deck. Downstairs guest room/den has French doors that open to entertainers' Flagstone patio retreat. Additional features include Furniture Finished Cabinetry, Hickory Pecan floors, Two Plasma screen televisions, Alarm System, Three Stop Elevator, Oversized Four Car Garage, and Custom Window Coverings. Everything you would expect from a High End Beach Property.