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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!!

447 Herondo ST #102, Hermosa Beach 90254 MLS#: V11004791 Status: Closed Sale LP \$515,000 - SP: \$515,000



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|---------------------------|-------------------------------|------------------------------|-------------------------------|
| PType: CONDO | Area: Hermosa Bch Sand | YrBuilt: 1978/ASS | Orig. Price: \$515,000 |
| Lease?: No | County: Los Angeles | Heat: Central Furnace | Sold Price: \$515,000 |
| HOA: \$390/M | MB: | AC: None | List Date: 1/14/11 |
| # of Units: 30 | Stories: One Level | Yard: | COE Date: 1/18/11 |
| Pet: | 55+: No | Patio: | DOM/CDOM: 0 /0 |
| Laundry: | Pool: None | #Grg Spcs: 2 | Bed: 2 |
| SaleType: Standard | View: None | Lot SF: 1,420/A | Total Baths: 2 |
| | | Sqft: 1,247/T | \$/Sqft: \$412.99 |

[Description](#)

Completely Remodeled. Comp Purposes only.

713 4th ST #G, Hermosa Beach 90254 MLS#: V10127762 Status: Closed Sale* LP \$566,865 - SP: \$566,865



| | | | |
|------------------------------|---------------------------------|------------------------------|-------------------------------|
| PType: CONDO | Area: Hermosa Bch Valley | YrBuilt: 1978 | Orig. Price: \$596,700 |
| Lease?: No | County: Los Angeles | Heat: Central Furnace | Sold Price: \$566,865 |
| HOA: \$250/M | MB: | AC: None | List Date: 12/10/10 |
| # of Units: 2 | Stories: Two Level | Yard: | COE Date: 3/15/11 |
| Pet: No | 55+: No | Patio: | DOM/CDOM: 100 /100 |
| Laundry: | Pool: See Remarks | #Grg Spcs: 2 | Bed: 2 |
| SaleType: Real Estate | View: None | Lot SF: 1,760/A | Total Baths: 3 |
| Owned | | Sqft: 1,491/A | \$/Sqft: \$380.19 |

[Description](#)

Light & Bright 2 bedroom plus a stunning loft currently used as a 3rd bedroom. Enjoy the ocean views from this immaculately kept end unit. The entry level has 2 bedrooms, each with their own bathroom plus a very large 10' x 20.5' patio. The gourmet kitchen has granite counters, Jerusalem travertine floor tiles. The formal dining room leads you to the warm and inviting living room which boasts a gas fireplace and over 18' vaulted ceilings. The large loft is currently being used as a 3rd bedroom which has its own closet and a 164 square foot attic/storage space which is not included in the building square feet. The many windows offer an unobstructable view of Palos Verdes to the south and Malibu to the north. This is an REO property to be sold in " AS IS" condition, buyer to verify square footage, HOA dues and all other factors related to sale of this property. No warranties expressed. No Dogs.

1946 Ava AV Hermosa Beach 90254 MLS#: S11015145 Status: Closed Sale LP \$584,000 - SP: \$600,000



| | | | |
|---------------------------|---------------------------------|---|-------------------------------|
| PType: SFR | Area: Hermosa Bch Valley | YrBuilt: 1946 | Orig. Price: \$584,000 |
| Lease?: No | County: Los Angeles | Heat: Floor Furnace, Wall Heater | Sold Price: \$600,000 |
| HOA: \$0 | MB: 762H1 | AC: None | List Date: 2/4/11 |
| # of Units: | Stories: One Level | Yard: | COE Date: 3/18/11 |
| Pet: No | 55+: No | Patio: Yes | DOM/CDOM: 18 /18 |
| Laundry: In Garage | Pool: None | #Grg Spcs: 2 | Bed: 1 |
| SaleType: Standard | View: Neighborhood | Lot SF: 2,352/A | Total Baths: 1 |
| | | Sqft: 733/A | \$/Sqft: \$818.55 |

[Driving Directions](#)

PCH West to 21st., left on Ava

[Description](#)

Incredible opportunity to own a single family home in this highly desirable Hermosa Beach neighborhood just steps to wonderful walking path, short distance to town, shopping, restaurants, and Hermosa Valley Park. Great potential and possibilities for modernization or future development in this immaculately maintained home which features spacious eat-in kitchen, sunny west facing Living Room with Fireplace, large Bedroom with walk-in closet, Bath with separate shower stall and tub, private enclosed stone patio, oversized two car garage, situated on a corner street to street lot.

833 5th ST #3, Hermosa Beach 90254 MLS#: A10090038 Status: Closed Sale LP \$679,000 - SP: \$630,000



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|-----------------------------|--|-------------------------|-------------------------------|
| PType: TWNHS | Area: Hermosa Bch East | YrBuilt: 1988 | Orig. Price: \$739,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$630,000 |
| HOA: \$250 | MB: 762H3 | AC: None | List Date: 8/23/10 |
| # of Units: 10 | Stories: Three or More Levels | Yard: | COE Date: 3/25/11 |
| Pet: No | 55+: No | Patio: Yes | DOM/CDOM: 186 /186 |
| Laundry: Inside, Gas | Pool: None | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Standard | View: Coastline, Ocean, Panoramic | Lot SF: 1,350/A | Total Baths: 3 |
| | | Sqft: 1,340/A | \$/Sqft: \$470.15 |

[Driving Directions](#)

East of PCH; West of Prospect

[Description](#)

Panoramic ocean views! Open living area on top with fireplace and large ocean-facing wrap around deck to sit back and enjoy Southern California living. 3 bedrooms, 2 full baths and 1 half bath. Freshly painted inside. Plenty of storage. Attached private 2-car garage with direct access. A must see!

1134 Cypress AV #1, Hermosa Beach 90254 MLS#: S10075415 Status: Closed Sale LP \$659,000 - SP: \$635,000



| | | | |
|--|--------------------------------------|-------------------------|-------------------------------|
| PType: TWNHS | Area: Hermosa Bch Sand | YrBuilt: 1987 | Orig. Price: \$699,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$635,000 |
| HOA: \$200 | MB: 762H2 | AC: None | List Date: 7/15/10 |
| # of Units: 6 | Stories: Three or More Levels | Yard: | COE Date: 3/3/11 |
| Pet: | 55+: No | Patio: | DOM/CDOM: 189 /189 |
| Laundry: Individual Room | Pool: None | #Grg Spcs: 2 | Bed: 2 |
| SaleType: Short Pay / Subject To Lender | View: None | Lot SF: 1,333/A | Total Baths: 3 |
| | | Sqft: 1,276/A | \$/Sqft: \$497.65 |

[Driving Directions](#)

1 block south of Pier.

[Description](#)

This Light and Bright Hermosa Townhome has an open, cozy feel and floor plan with High-Vaulted Ceilings, Two-Master Suites, a Fireplace, and a spacious Outdoor Deck for Entertaining and Barbeques. Located in the Hermosa Sand Section, it is walking distance to the Beach, Sunsets, a plethora of Restaurants and Coffee Shops, Comedy and Magic Club, Gyms, Yoga, the Greenbelt, Farmers Market and the Hermosa Pier. It has a 2-car attached garage with guest parking and an extra storage room on the bottom floor level.

2011 Springfield AV Hermosa Beach 90254 MLS#: S10096706 Status: Closed Sale LP \$699,000 - SP: \$699,000



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|----------------------------------|---------------------------------|--------------------------|-------------------------------|
| PType: SFR | Area: Hermosa Bch Valley | YrBuilt: 1952 | Orig. Price: \$699,000 |
| Lease?: No | County: Los Angeles | Heat: Wall Heater | Sold Price: \$699,000 |
| HOA: \$0 | MB: 762H1 | AC: None | List Date: 9/9/10 |
| # of Units: | Stories: Two Level | Yard: | COE Date: 1/26/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 126 /126 |
| Laundry: Area | Pool: None | #Grg Spcs: 1 | Bed: 2 |
| SaleType: Probate Listing | View: Hills | Lot SF: 2,355/A | Total Baths: 2 |
| | | Sqft: 960/A | \$/Sqft: \$728.13 |

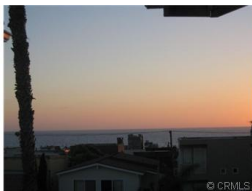
[Driving Directions](#)

Between PCH and Ardmore off 21st. St.

[Description](#)

Adorable beach bungalow style home, situated on a low traffic street in a great Hermosa neighborhood. This light and bright, cozy gem features two bedrooms, one bath on main living level with a large, west facing deck off the living room with beautiful sunset and PV Peninsula views. Sunny kitchen has tile counters, new dishwasher, counter top stove, new oven and greenhouse window and is adjacent to dining area. New front lawn with sprinklers. There is a 740 s.f. "basement" area which includes laundry, 3/4 bath and large versatile space. One car garage, carport, and separate access to lower level is off Ava. Close to walking path, Hermosa Valley Park and downtown!

446 Monterey BL #3F, Hermosa Beach 90254 MLS#: S10097458 Status: Closed Sale LP \$700,000 - SP: \$700,000



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|--|---|-------------------------|-------------------------------|
| PType: CONDO | Area: Hermosa Bch Sand | YrBuilt: 1987 | Orig. Price: \$765,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$700,000 |
| HOA: \$493 | MB: 762H3 | AC: None | List Date: 9/12/10 |
| # of Units: 34 | Stories: One Level | Yard: | COE Date: 1/15/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 118 /118 |
| Laundry: Area, Inside, Gas | Pool: Association, Fenced, Heated, In Ground | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Short Pay / Subject To Lender | View: Ocean, Park or Green Belt | Lot SF: 1,132/A | Total Baths: 2 |
| | | Sqft: 1,331/A | \$/Sqft: \$525.92 |

[Driving Directions](#)

PCH, West on Pier Ave, South on Monterey

[Description](#)

Bank approved short sale. Stunning Palos Verdes to Malibu, unblockable ocean views. 3 spacious bedrooms and 2 full baths complete this fantastic penthouse suite located only 3 blocks to the beach. Gorgeous hardwood floors throughout. Kitchen and bathrooms both beautifully remodeled within the last 3 years. Only steps to restaurants, shops and downtown Hermosa Beach, and of course, the beach! Gated garage with 2 parking spots, visitor parking and a large private storage unit. Beautiful, large park located behind the property and award winning schools too!

442 28th ST Hermosa Beach 90254

MLS#: S10083781

Status: Closed Sale

LP \$899,000 - SP: \$825,000



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|------------------------------|-------------------------------|-------------------------|-------------------------------|
| PType: SFR | Area: Hermosa Bch Sand | YrBuilt: 1972 | Orig. Price: \$969,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$825,000 |
| HOA: \$0 | MB: 732G7 | AC: None | List Date: 8/6/10 |
| # of Units: | Stories: Two Level | Yard: | COE Date: 1/3/11 |
| Pet: | 55+: No | Patio: | DOM/CDOM: 29 /29 |
| Laundry: In Garage | Pool: None | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Short Pay / | View: None | Lot SF: 2,396/A | Total Baths: 2 |
| Subject To Lender | | Sqft: 1,480/A | \$/Sqft: \$557.43 |

Description

Located in North Hermosa Beach. Located West of Valley in the Hermosa Beach Sand Section. Do not miss the opportunity to live 4 blocks to the beach with 3 bedrooms, 2 bathrooms, 2 car parking in driveway plus 2 car garage. You also have the option to live in the property as a Duplex if you like with 2 bed, 1 bath upstairs and rent the downstairs 1 bedroom. As soon as you need the space and want a single family home knock a hole in the wall and you have a 3 bedroom home.

1126 1st PL Hermosa Beach 90254

MLS#: S10114538

Status: Closed Sale*

LP \$829,000 - SP: \$833,000



| | | | |
|----------------------------|-------------------------------|-------------------------|-------------------------------|
| PType: SFR | Area: Hermosa Bch East | YrBuilt: 1966 | Orig. Price: \$829,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$833,000 |
| HOA: | MB: 762-J3 | AC: Central | List Date: 10/27/10 |
| # of Units: | Stories: One Level | Yard: | COE Date: 1/12/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 82 /82 |
| Laundry: In Kitchen | Pool: None | #Grg Spcs: 2 | Bed: 4 |
| SaleType: Standard | View: None | Lot SF: 2,320/A | Total Baths: 3 |
| | | Sqft: 2,014/A | \$/Sqft: \$413.60 |

Driving Directions

N of 190th W. of Prospect

Description

This is a great 4 bedroom, 2-1/2 bath single family residence that has been completely remodeled. Brand new kitchen with granite counter tops and lots of cabinet space. The master suite is extra large with ocean and city views. Hardwood floors throughout the lower living areas. This home is a rare traditional floor plan with all bedrooms upstairs and living spaces downstairs with access to a tranquil backyard. The natural light filled rooms are spacious and perfect for a growing family. Close to award winning and distinguished Hermosa Beach Schools. Located in one of the most desirable neighborhoods in the South Bay, near Hermosa's beautiful beaches, entertainment and shopping.

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



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|---------------------------|---------------------------------|--------------------------|-------------------------------|
| 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!**

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|--|------------------------|----------------------------|-------------------------------------|
| 2025 Springfield AV Hermosa Beach 90254 | MLS#: S10121778 | Status: Closed Sale | LP \$845,000 - SP: \$850,000 |
|--|------------------------|----------------------------|-------------------------------------|



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|--|---------------------------------|-------------------------|-------------------------------|
| PType: SFR | Area: Hermosa Bch Valley | YrBuilt: 1973 | Orig. Price: \$949,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$850,000 |
| HOA: | MB: | AC: None | List Date: 11/19/10 |
| # of Units: | Stories: Two Level | Yard: Yes | COE Date: 3/30/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 81 /81 |
| Laundry: In Garage | Pool: None | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Short Pay / Subject To Lender | View: Park or Green Belt | Lot SF: 2,325/A | Total Baths: 2 |
| | | Sqft: 1,469/A | \$/Sqft: \$578.62 |

[Driving Directions](#)

West of PCH, East of Ardmore

[Description](#)

Desirable Hermosa Valley - cul de sac. 3 bedrooms, 2 baths, updated kitchen with granite counter tops, large center island. Beamed living room ceiling with hardwood floor, fireplace, master bedroom upstairs. Two bedrooms down, updated baths, roof, furnace. Full lot, street to street. New front loading washer/dryer. Extra parking spot in front plus garage and street parking.

3211 Morningside DR Hermosa Beach 90254

MLS#: S10111133

Status: Closed Sale

LP \$1,039,000 - SP: \$975,000



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

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

YrBuilt: **1921**
 Heat: **Wall Heater**
 AC: **None**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **1**
 Lot SF: **1,200/A**
 Sqft: **1,355/A**

Orig. Price: **\$1,079,000**
 Sold Price: **\$975,000**
 List Date: **10/19/10**
 COE Date: **2/1/11**
 DOM/CDOM: **87 /87**
 Bed: **4**
 Total Baths: **2**
 \$/Sqft: **\$719.56**

Driving Directions

Longfellow, North on Morningside Dr

Description

Move in ready for the holidays!! Stunning corner lot sand section home in Hermosa Beach! This charming 4 bedroom, 2 bath home has 1355 sqft of tastefully remodeled living space with abundant natural light. It features beautiful hardwood floors, updated bathrooms, crown molding, remodeled bedrooms with plantation shutters, newer kitchen appliances, built-in shelves, 1 car garage, copper plumbing, newer appliances, peek-a-boo ocean view from balcony, and much more. The main level living area is flooded with natural sunlight that opens to a formal dining room. Three of the bedrooms are on the ground level floor and the fourth bedroom is upstairs making it perfect for a guest bedroom or office. There is a fenced area on three sides of the house that would be ideal for a dog run or small pet. Unsurpassed location just steps from the beach, schools, and parks. Easy street parking in addition to the 1 car garage. This is a must see!

706 10th ST Hermosa Beach 90254

MLS#: S11007830

Status: Closed Sale

LP \$999,900 - SP: \$999,900



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$150/M**
 # of Units: **2**
 Pet:
 Laundry: **Individual Room**
 SaleType: **Standard**

Area: **Hermosa Bch Valley**
 County: **Los Angeles**
 MB:
 Stories: **Three or More Levels**
 55+: **No**
 Pool: **None**
 View: **City Lights, Hills, Ocean**

YrBuilt: **2001**
 Heat: **Forced Air**
 AC: **Central**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **2**
 Lot SF: **2,431/A**
 Sqft: **2,763/A**

Orig. Price: **\$1,099,000**
 Sold Price: **\$999,900**
 List Date: **1/21/11**
 COE Date: **3/8/11**
 DOM/CDOM: **38 /38**
 Bed: **4**
 Total Baths: **4**
 \$/Sqft: **\$361.89**

Driving Directions

West of PCH; east of Ardmere; south of Pier Ave.

Description

HUGE Price Reduction!!! Welcome Home to this Sleek, Contemporary 4 Bed, 3.5 Bath Pat Killen Designed Town Home Built in 2001. With Soaring Views of the Ocean and City Lights of Palos Verdes this Rear Unit Town Home Offers Beach Living at it's Finest. This Ultra Modern Home Features Floor to Ceiling Frameless Windows, 3 Outdoor Decks, Central AC, Hardwood, Marble, and Carpet Flooring Throughout. The Entertainers Kitchen Boasts Slab Granite Counters, Stainless Appliances and Maple Cabinetry Plus a Large Walk-In Pantry. 3 of the Bedrooms Including the Master Suite are Ideally Located on the Same Floor Along with a Spacious Laundry Room. The 4th Bedroom is Conveniently, Privately Located on the Lower Level. Wonderfully Light & Bright this Home is Nicely Situated on A Quiet, Secluded Street Within Walking Distance to the Greenbelt, Restaurants & Shopping of Pier Ave. & Hermosa Beach. 2 Car, Direct Access Plus Carport Parking and Ample Storage Complete this Fantastic Opportunity to Step Into the Sand-Between-The-Toes Lifestyle!

649 Longfellow AV Hermosa Beach 90254

MLS#: S10071004

Status: Closed Sale

LP \$1,149,000 - SP: \$1,075,000



| | | | |
|---------------------------------|---------------------------------|------------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch Valley | YrBuilt: 1984 | Orig. Price: \$1,250,000 |
| Lease?: No | County: Los Angeles | Heat: | Sold Price: \$1,075,000 |
| HOA: \$0 | MB: 732G7 | AC: None | List Date: 7/2/10 |
| # of Units: | Stories: Two Level | Yard: | COE Date: 1/5/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 144 /144 |
| Laundry: Individual Room | Pool: None | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Standard | View: Ocean | Lot SF: 2,496/A | Total Baths: 3 |
| | | Sqft: 2,437/A | \$/Sqft: \$441.12 |

Description

Newly staged & painted! Gorgeous Ocean Views! Each day you can enjoy the beautiful ocean views from the living room & front deck & each evening take in a new sunset with a glass of wine. Off the deck in the master suite you can savor the ocean breezes and on a clear day relish the Malibu views. This 3 bedroom 2 ½ bathroom home is over 2,400 sqft in the highly sought after Hermosa Valley neighborhood. The large sunken living room has a brick fireplace & opens onto the dining room which is large enough for table that seats 6 & a grand piano. The newly remodeled kitchen has custom Brazilian granite counters, maple cabinets & top of the line stainless steel appliances. The huge master suite has its own patio with ocean & Malibu views, large cedar lined walk-in closet & private bath with dual sinks & separate tub & shower. On the first level, from the large family room walk through the double French doors that lead to the patio with a new spa.

510 Prospect AV Hermosa Beach 90254

MLS#: S10120830

Status: Closed Sale

LP \$1,100,000 - SP: \$1,100,000



| | | | |
|--|---|------------------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch East | YrBuilt: 1999 | Orig. Price: \$1,100,000 |
| Lease?: No | County: Los Angeles | Heat: Central Furnace | Sold Price: \$1,100,000 |
| HOA: \$0 | MB: 762J3 | AC: None | List Date: 11/16/10 |
| # of Units: | Stories: Three or More Levels | Yard: Yes | COE Date: 1/17/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 17 /17 |
| Laundry: Individual Room | Pool: None | #Grg Spcs: 3 | Bed: 3 |
| SaleType: Short Pay / Subject To Lender | View: City Lights, Coastline, Ocean, Panoramic, Valley | Lot SF: 2,480/A | Total Baths: 3 |
| | | Sqft: 3,069/A | \$/Sqft: \$358.42 |

Driving Directions

East side of street with west facing views

Description

New listing in south Hermosa Beach with sensational ocean and city views from living room, master bedroom, plus an roof top deck! High quality materials and workmanship in this home built in 1999 by Olguin Development. It has been upgraded and professionally designed to contemporary styles and colors. 3069 square feet of living space, 3 bedrooms plus large office with outdoor patio area, 3 baths, Large Master suite with fireplace, spacious closets, soaking tub, stall shower and double vanity. Living room has high volume ceilings, beautiful fireplace as a focal point along with ocean views, formal dining room overlooking living room, with easy access to kitchen. Central island kitchen, recessed lighting, Viking Range, upgraded appliances and granite counters. Roof top deck is accessible and provides PANORAMIC views. Three car built in garage with off street apron parking for an additional 2 cars (5 Car parking). Incredible storage facilities, laundry room, built in speakers, recessed lighting, upgraded carpeting or hardwood floors.

122 2nd Street Hermosa Beach 90254 MLS#: S10068409 Status: Closed Sale LP \$1,159,000 - SP: \$1,100,000



| | | | |
|---------------------------|--------------------------------------|-------------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch Sand | YrBuilt: 2001 | Orig. Price: \$1,159,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$1,100,000 |
| HOA: \$0 | MB: 148G3 | AC: None | List Date: 5/1/10 |
| # of Units: | Stories: Three or More Levels | Yard: | COE Date: 1/20/11 |
| Pet: | 55+: No | Patio: No | DOM/CDOM: 242 /242 |
| Laundry: Area | Pool: None | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Standard | View: Valley | Lot SF: 1,500/A | Total Baths: 4 |
| | | Sqft: 2,100/A | \$/Sqft: \$523.81 |

Description

Special beach house with bungalow feel, rooftop deck with hot tub and space for BBQ, home on 3 floors, partial ocean views, 3 bedrooms with 3 full baths and a half bath on the living floor. Bright airy main living 3rd floor includes gourmet kitchen with island, stainless steel appliances, pantry, dining room and living room with a balcony. 2nd floor includes the master suite and additional bedroom with bathroom. Ground floor includes 3rd bedroom with attached bath, laundry in hallway and 2 car garage.

FIXER UPPER

1018 17th ST Hermosa Beach 90254 MLS#: S11011092 Status: Closed Sale LP \$1,150,000 - SP: \$1,110,000



| | | | |
|--|---|------------------------------|---------------------------------|
| PType: TWNHS | Area: Hermosa Bch East | YrBuilt: 2005 | Orig. Price: \$1,150,000 |
| Lease?: No | County: Los Angeles | Heat: Central Furnace | Sold Price: \$1,110,000 |
| HOA: \$0/M | MB: | AC: None | List Date: 1/28/11 |
| # of Units: 2 | Stories: Three or More Levels | Yard: | COE Date: 3/18/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 35 /35 |
| Laundry: Individual Room, Inside, Gas | Pool: None | #Grg Spcs: 2 | Bed: 4 |
| SaleType: Standard | View: Catalina, City Lights, Ocean | Lot SF: 5,603/A | Total Baths: 4 |
| | | Sqft: 3,249/B | \$/Sqft: \$341.64 |

Description

This Stunning freestanding rear unit townhome offers the best in stylish beach living. Enjoy sunset and ocean views from the great room style floorplan. High end finishes and many custom upgrades include gourmet kitchen with large center island, granite counters, custom stainless and glass tile backsplash, Viking range, Sub Zero fridge, Bosch dishwasher, Brazilian cherry floors, dumbwaiter, central vacuum, custom window treatments. Plasma hookups in family room, living room and master bedroom. Fully wired for surround sound in all rooms and on patios. Custom designed stained glass windows in dramatic 2 story entry. Master suite features office/sitting area, fireplace, private deck, huge walk-in closet with custom closet organizers, luxurious master bath with granite counters, slate flooring and shower, spa tub. 2 bedrooms and bath on 1st level; 3rd bedroom and bath plus master suite on 2nd level; living room, family room, dining room, kitchen, deck and 1/2 bath on upper level. Short walk to beach, restaurants and newly renovated Pier Avenue- and short walk to park and award winning Hermosa View school.

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: No | MB: None | 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: Standard | 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.

1048 8th ST Hermosa Beach 90254 MLS#: S11027720 Status: Closed Sale LP \$1,150,000 - SP: \$1,150,000



| | | | |
|---------------------------|--------------------------------------|------------------------------|---------------------------------|
| PType: TWNHS | Area: Hermosa Bch East | YrBuilt: 1997/ASS | Orig. Price: \$1,150,000 |
| Lease?: No | County: Los Angeles | Heat: Central Furnace | Sold Price: \$1,150,000 |
| HOA: \$0/M | MB: None | AC: None | List Date: 3/3/11 |
| # of Units: 2 | Stories: Three or More Levels | Yard: Yes | COE Date: 3/3/11 |
| Pet: No | 55+: No | Patio: Yes | DOM/CDOM: 0 /0 |
| Laundry: Standard | Pool: None | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Standard | View: Ocean | Lot SF: 2,596/A | Total Baths: 3 |
| | | Sqft: 2,423/A | \$/Sqft: \$474.62 |

Description

Beautiful upgraded Ocean View Townhome. Lives and feels like a single family home. South facing views PV and Catalina. Enjoy a nice wide lot and yard. Located on a quiet 1-way street.

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.

849 19th ST Hermosa Beach 90254

MLS#: S10091569

Status: Closed Sale

LP \$1,200,000 - SP: \$1,275,000



PType: **SFR**
 Lease?: **No**
 HOA: **\$0**
 # of Units:
 Pet:
 Laundry: **Inside**
 SaleType: **Short Pay /**
Subject To Lender

Area: **Hermosa Bch East**
 County: **Los Angeles**
 MB: **762H1**
 Stories: **Three or More Levels**
 55+: **No**
 Pool: **None**
 View: **Ocean, Panoramic**

YrBuilt: **2008**
 Heat: **Forced Air**
 AC: **None**
 Yard:
 Patio:
 #Grg Spcs: **2**
 Lot SF: **1,902/A**
 Sqft: **2,628/SEE**

Orig. Price: **\$1,600,000**
 Sold Price: **\$1,275,000**
 List Date: **8/25/10**
 COE Date: **3/8/11**
 DOM/CDOM: **101 /101**
 Bed: **3**
 Total Baths: **3**
 \$/Sqft: **\$485.16**

Driving Directions

PCH to 19th, east on 19th to Rhodes. House at north-west corner

Description

Very modern, near new custom built home designed by famous south bay architect Dean Nota . House has closed circuit TV monitoring, surround sound and TV/computer wiring and high end kitchen appliances. Basement has a large room currently used as a home office. There are two decks one at the living room level and one on the roof that have spectacular panoramic views of the ocean and Palos Verdes hills. Location is close to the Ocean and Hermosa Beach Pier and downtown. This is a house for a buyer who is looking for a unique modern house that is dramatically different than the other houses on the market. House is located on a corner lot on a parking friendly street.

1956 Hermosa AV Hermosa Beach 90254 MLS#: S11001379 Status: Closed Sale LP \$1,359,000 - SP: \$1,275,000



| | | | |
|---------------------------|--|-------------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch Sand | YrBuilt: 1977 | Orig. Price: \$1,359,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$1,275,000 |
| HOA: \$0 | MB: | AC: None | List Date: 1/5/11 |
| # of Units: | Stories: Three or More Levels | Yard: | COE Date: 2/28/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 15 /15 |
| Laundry: Inside | Pool: None | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Standard | View: Catalina, Coastline, Ocean, Panoramic, Water, White Water | Lot SF: 1,800/A | Total Baths: 3 |
| | | Sqft: 1,562/A | \$/Sqft: \$816.26 |

Description

This charming, well-priced, single-family home is a must-see. Stunning ocean views, generous outdoor living space, and a back yard area with Jacuzzi make this beach cottage perfect for entertaining. Unobstructed panoramic views of local coastline and whitewater, PV to Malibu and a clear shot down 20th walk street towards the sand. Located near local breakfast/lunch favorite Martha's, and walking distance to shops and restaurants in both downtown Hermosa Beach and Manhattan Beach. Upgraded, sun-drenched, and meticulously-maintained, with spacious living room, dining area, and kitchen featuring expansive views. Cozy fireplaces in master bedroom and living room, backyard with landscaping and tiled Jacuzzi, and Spanish tile in bathrooms. Kitchen and living area extend out to balcony and entertainment deck with breathtaking ocean and sunset views. Hardwood floors throughout, and a large 2-car garage currently converted to office space. Perfect as either a primary or secondary residence.

3005 Manhattan AV Hermosa Beach 90254 MLS#: N11014953 Status: Closed Sale LP \$1,335,000 - SP: \$1,318,250



| | | | |
|---------------------------|-------------------------------|------------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch Sand | YrBuilt: 1959 | Orig. Price: \$1,399,000 |
| Lease?: No | County: Los Angeles | Heat: | Sold Price: \$1,318,250 |
| HOA: | MB: 732F7 | AC: See Remarks | List Date: 2/4/11 |
| # of Units: | Stories: Two Level | Yard: | COE Date: 4/15/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 59 /59 |
| Laundry: | Pool: None | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Standard | View: Ocean | Lot SF: 2,450/A | Total Baths: 3 |
| | | Sqft: 1,844 | \$/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.

1201 20th ST Hermosa Beach 90254

MLS#: S10077943

Status: Closed Sale

LP \$1,489,000 - SP: \$1,370,000



PType: **SFR**
 Lease?: **No**
 HOA: **\$0**
 # of Units:
 Pet:
 Laundry: **Individual**
Room
 SaleType: **Standard**

Area: **Hermosa Bch East**
 County: **Los Angeles**
 MB: **762H1**
 Stories: **Two Level**
 55+: **No**
 Pool: **None**
 View: **City Lights**

YrBuilt: **2003**
 Heat: **Forced Air**
 AC: **None**
 Yard: **Yes**
 Patio: **Yes**
 #Grg Spcs: **2**
 Lot SF: **4,500/A**
 Sqft: **3,902/A**

Orig. Price: **\$1,749,000**
 Sold Price: **\$1,370,000**
 List Date: **7/22/10**
 COE Date: **1/12/11**
 DOM/CDOM: **125 /125**
 Bed: **5**
 Total Baths: **4**
 \$/Sqft: **\$351.10**

Description

Beautiful 5 bedroom PLUS large office/media room / 4 bathroom one of a kind home is in turn key condition. Designed by Pat Killen, this home is approx 4,000 sqft. (Buyer to verify), with traditional bright & open floor plan, two fireplaces, and high ceilings through out. Formal living room and dining room enjoy hardwood floors and built in custom shelving. Great room for entertaining opens to the state- of- art kitchen with stainless steel appliances, 48" refrigerator, large center island cooktop, sunny breakfast nook and walk in pantry. Large master bedroom with built in bookshelves and walk in closet. Master bath with large jacuzzi bathtub and separate stall shower. Office/media room with built in custom designed desks and built in wine fridge & coffee bar. Pre-wired as screening room with speaker system and CAT -V throughout the home. Conveniently located one block from award -winning elementary school and park, close to downtown Hermosa as well as restaurants and shopping.

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

415 Hopkins AV Hermosa Beach 90254

MLS#: V10120022

Status: Closed Sale

LP \$1,599,000 - SP: \$1,445,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$0**
 # of Units: **2**
 Pet:
 Laundry: **Individual**
Room, Inside, Gas
 SaleType: **Standard**

Area: **Hermosa Bch East**
 County: **Los Angeles**
 MB: **762H3**
 Stories: **Three or More Levels**
 55+: **No**
 Pool: **None**
 View: **City Lights, Coastline,**
Ocean, Panoramic

YrBuilt: **2002**
 Heat: **Forced Air, Natural**
Gas
 AC: **None**
 Yard: **Yes**
 Patio: **Yes**
 #Grg Spcs: **2**
 Lot SF: **4,461/A**
 Sqft: **3,200/B**

Orig. Price: **\$1,599,000**
 Sold Price: **\$1,445,000**
 List Date: **11/15/10**
 COE Date: **2/3/11**
 DOM/CDOM: **33 /33**
 Bed: **4**
 Total Baths: **4**
 \$/Sqft: **\$451.56**

Driving Directions

PCH to 5th St. east 2 blcks to Hopkins and turn south

Description

Perched at one of the highest points in Hermosa Beach, this home has one of the most spectacular 180 degree ocean views in the South Bay, all from the kitchen/living area, no roof deck needed. The Mediterranean/Spanish style home features a dramatic entry with top-to-bottom-floor circular stair, an open top floor featuring dramatic floor to ceiling windows all around for taking in the ocean view, hand distressed oak hardwood floors and travertine tile. Gourmet kitchen features granite counters, island with six burner Viking cooktop, large walk-in pantry, custom cabinetry, 48 inch Sub-Zero fridge, and stainless steel oven and dishwasher. Master bath features granite counters, travertine, double sinks, Kohler spa tub and large walk-in dual head shower. Includes a large 30 x 30 private yard with patio, large ocean view deck off living room, two balconies off master bedroom, and a balcony off front bedroom. Includes sec. sys., central vac., and 50 in. plasma TV.

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.

2301 Valley DR Hermosa Beach 90254 MLS#: S10094429 Status: Closed Sale LP \$1,595,000 - SP: \$1,545,000



| | | | |
|---------------------------------|---|-------------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch Valley | YrBuilt: 1962 | Orig. Price: \$1,625,000 |
| Lease?: Yes | County: Los Angeles | Heat: Forced Air | Sold Price: \$1,545,000 |
| HOA: \$0 | MB: 762G1 | AC: None | List Date: 9/1/10 |
| # of Units: | Stories: Two Level | Yard: | COE Date: 1/6/11 |
| Pet: | 55+: No | Patio: Yes | DOM/CDOM: 127 /127 |
| Laundry: Individual Room | Pool: None | #Grg Spcs: 2 | Bed: 5 |
| SaleType: Standard | View: Park or Green Belt, Valley | Lot SF: 5,543/A | Total Baths: 3 |
| | | Sqft: 2,962/A | \$/Sqft: \$521.61 |

Description

New price on this fabulous home on large lot (5543 sq ft) in Hermosa Valley....This beautiful home has close to 3000 sq ft and has been totally remodeled. It features 5 bedroom, 3 full baths, a large family room and a stunning kitchen that will please even the most demanding cook! Large homes on lots this size in the Hermosa Valley are rarely on the market. This home is picture perfect!

The home has 3 bedrooms on the main level and 2 guest rooms on the lower level. The home has a lovely back yard with lush landscaping and room for a pool. This home is ideally located... close to schools, the park, downtown, the library, the Farmers Market and of course is only blocks to the sand.

**** Important check remarks about showing.**

349 29th ST Hermosa Beach 90254 MLS#: S11005991 Status: Closed Sale LP \$1,425,000 - SP: \$1,640,000



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| | | | |
|---------------------------------|---|-------------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch Sand | YrBuilt: 1993 | Orig. Price: \$1,425,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$1,640,000 |
| HOA: | MB: | AC: See Remarks | List Date: 1/17/11 |
| # of Units: | Stories: Two Level | Yard: | COE Date: 3/11/11 |
| Pet: | 55+: No | Patio: | DOM/CDOM: 53 /53 |
| Laundry: Individual Room | Pool: None | #Grg Spcs: 2 | Bed: 3 |
| SaleType: Standard | View: City Lights, Hills, Ocean, Panoramic, Peek-A-Boo | Lot SF: 2,413/A | Total Baths: 3 |
| | | Sqft: 2,610/B | \$/Sqft: \$628.35 |

Description

Beautiful custom home with architectural design completely rebuilt/designed in 1993 by owner, who is an architect. Enter into the living areas with cathedral ceiling and distressed wood beams open to the 2nd level, with arched imported mexican glass paned door that opens to entry courtyard. There are 3 bd plus a loft/office and a finished bonus/attic on rooftop level. Home has tons of character, exquisite features include custom milled Brazilian Cherry wood plank floors throughout and natural French Beaumaniere classic stone flooring in all baths. Interior doors are all custom made of solid hand distressed mahogany. Kitchen has granite countertops with full backsplash and built in custom solid Brazilian cherrywood cabinets , a brkfast bar open to a great room open to 2nd level, with an 18th century colonial arched stained glass window. Master bdrm has 13 ft wood beamed ceilings, open to large bath and oversized clawfoot tub and large walk in closet. 3rd bdrm has balcony with city lights view and is set up as an office. Rooftop deck perfect for outdoor entertaining with built in seating and service area, firepit, retractible venetian shades and panoramic city and peek ocean view. 2 car gar, all just 3 blocks to the beach. Rare find, and priced to sell!

703 30TH ST Hermosa Beach 90254 MLS#: 10495165 Status: Closed Sale LP \$1,749,000 - SP: \$1,685,000



| | | | |
|------------------------|---------------------------------|----------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch Valley | YrBuilt: 2006 | Orig. Price: \$1,749,000 |
| Lease?: No | County: Los Angeles | Heat: Radiant | Sold Price: \$1,685,000 |
| HOA: \$0 | MB: 732G7 | AC: None | List Date: 12/6/10 |
| # of Units: 0 | Stories: | Yard: | COE Date: 1/20/11 |
| Pet: | 55+: No | Patio: No | DOM/CDOM: 7 /7 |
| Laundry: Inside | Pool: | #Grg Spcs: 2 | Bed: 5 |
| | View: Ocean | Lot SF: 4,545 | Total Baths: 6 |
| | | Sqft: 3,989 | \$/Sqft: \$422.41 |

Driving Directions

On 30th Street between Ardmore and PCH

Description

Located west of PCH on one of the highest hills in Hermosa Beach, this ocean view, four year old custom home must be seen to appreciate its style and finishes. This European Spanish style home offers a reverse floor plan with kitchen, dining area, living area, master bedroom and master office and ocean view decks upstairs with an additional four bedrooms and a family room downstairs. Starting with the antique carved wooden front door, each area of the home has custom finishes including one-of-a-kind custom wood cabinets in the kitchen and hand picked tiles in each of the six bathrooms. With over 4000 SF the home utilizes both hardwood and pavers on the floors, rough hewn beams, plaster walls, built ins and concrete kitchen counter tops on top of the line stainless steel appliances. Also found are skylights, numerous outside decks, security system, radiant floor heating, outdoor shower, wiring for surround sound system and wiring for patio gas heaters and much, much more.

44 16th ST Hermosa Beach 90254 MLS#: S11004584 Status: Closed Sale LP \$1,799,000 - SP: \$1,725,000



| | | | |
|---------------------------|-------------------------------|--------------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch Sand | YrBuilt: 1938/APP | Orig. Price: \$1,799,000 |
| Lease?: No | County: Los Angeles | Heat: Forced Air | Sold Price: \$1,725,000 |
| HOA: | MB: 762G2 | AC: None | List Date: 1/13/11 |
| # of Units: | Stories: One Level | Yard: | COE Date: 2/23/11 |
| Pet: | 55+: No | Patio: | DOM/CDOM: 15 /15 |
| Laundry: Inside | Pool: None | #Grg Spcs: 3 | Bed: 2 |
| SaleType: Standard | View: Peek-A-Boo | Lot SF: 3,800/A | Total Baths: 2 |
| | | Sqft: 1,393/A | \$/Sqft: \$1,238.33 |

Description

This is an oversized lot (40 x 95) vs 30 x 95. Located just 5 doors to sand. This walkstreet home is very rare indeed. Being sold mostly for lot value. The home does have very decent livability, 2 bd, 1.5 ba, approx 1400 sf, fireplace and 3 car enclosed garage with 4th spot available. Front & rear yards. Come see this rare gem!

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 | Pool: None | #Grg Spcs: 4 | Bed: 4 |
| Room | View: Ocean | Lot SF: 2,700/A | Total Baths: 4 |
| SaleType: Standard | | 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.

2726 El Oeste DR Hermosa Beach 90254 MLS#: S10101949 Status: Closed Sale LP \$2,830,000 - SP: \$2,658,500



| | | | |
|---------------------------|--|------------------------|---------------------------------|
| PType: SFR | Area: Hermosa Bch Valley | YrBuilt: 1952 | Orig. Price: \$3,330,000 |
| Lease?: No | County: Los Angeles | Heat: | Sold Price: \$2,658,500 |
| HOA: \$0 | MB: 762G1 | AC: None | List Date: 9/23/10 |
| # of Units: | Stories: Two Level | Yard: | COE Date: 2/23/11 |
| Pet: | 55+: No | Patio: | DOM/CDOM: 95 /95 |
| Laundry: | Pool: None | #Grg Spcs: 2 | Bed: 5 |
| SaleType: Standard | View: Coastline, Ocean, Panoramic | Lot SF: 7,040/A | Total Baths: 5 |
| | | Sqft: 5,026/T | \$/Sqft: \$528.95 |

Description

Homes like this rarely come along...Panoramic ocean views on a 7000+sq ft lot. A+ location on a quiet cul de sac. Private, lushly landscapped backyard w/fountain. Five decks blending living areas in and out. Guest quarters connect to main home by breezeway and have separate entrance and private deck for maximum privacy. Well appointed & spacious master suite. Bright kitchen w/pantry and eat in area. Approx 5026 sq. ft (buyer to verify) total of 5 beds, 5 baths, living, 2 family(one on each level,one currently used as a gym), and dining rooms, two offices, laundry room w/refrigerator, and basement or multipurpose room. Separate, detached 2 car garage w/long driveway. Home is highly customized w/ surround sound, designer lighting, hard wood, sky lights, moldings and much more. Enjoy expansive ocean views in this family home or enjoy the privacy of your own real back yard. Unlike other properties at the beach this has privacy, seclusion, space, and phenomenal ocean views. ONLY 3 HOMES HAVE SOLD IN HERMOSA BEACH IN THE LAST 10 YEARS THAT ARE 4000 SQ FEET OR BIGGER, WITH A LOT SIZE OF 7000 SQ FEET OR MORE, AND W/SPECTACULAR, PANORAMIC OCEAN VIEWS.