



**Larry Lambdin, CRS**

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Helping with home ownership

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Customer Brief Report - Residential

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4337 W 153RD ST Lawndale 90260

ML#: 11556471

Status: Active

LP: \$229,900



PType: <b>SFR</b>	Area: <b>North Lawndale</b>	YrBuilt: <b>1952</b>	Orig. Price: <b>\$229,900</b>
Lease?: <b>No</b>	County: <b>Los Angeles</b>	Heat: <b>None</b>	Sold Price:
HOA: <b>\$0</b>	MB: <b>733D5</b>	AC: <b>None</b>	List Date: <b>9/23/11</b>
# of Units: <b>0</b>	Stories: <b>1</b>	Yard:	End Date:
Pet: <b>No</b>	55+: <b>No</b>	Patio: <b>No</b>	DOM/CDOM: <b>27 /27</b>
Laundry:	Pool: <b>None</b>	#Grg Spcs: <b>0</b>	Bed: <b>2</b>
SaleType: <b>Real Estate Owned</b>	View: <b>None</b>	Sqft (Src): <b>819 ( )</b>	Baths: <b>1.00</b>
		Ac/LotSqft(Src): <b>0.06/2,705(A)</b>	\$/Sqft: <b>\$280.71</b>

Driving Directions

One block east of Hawthorne and 153rd Street.

Description

**Priced to sell!!! Why rent when you can own. 2-Bedrooms, 1-bath house in a nice area of Lawndale. Needs TLC. Close to most convenient services and facilities. Sold in as-is condition. This is a Fannie Mae HomePath property. Purchase this property for as little as 3% down! This property is approved for HomePath Renovation Mortgage Financing.**

15218 Osage AV Lawndale 90260

ML#: S11137489

Status: Active

LP: \$264,900



PType: <b>SFR</b>	Area: <b>North Lawndale</b>	YrBuilt: <b>1960/ASR</b>	Orig. Price: <b>\$264,900</b>
Lease?: <b>No</b>	County: <b>Los Angeles</b>	Heat:	Sold Price:
HOA:	MB: <b>733D5</b>	AC: <b>None</b>	List Date: <b>10/19/11</b>
# of Units:	Stories: <b>One Level</b>	Yard:	End Date:
Pet: <b>No</b>	55+: <b>No</b>	Patio:	DOM/CDOM: <b>1 /1</b>
Laundry:	Pool: <b>None</b>	#Grg Spcs: <b>2</b>	Bed: <b>3</b>
SaleType: <b>Real Estate Owned</b>	View: <b>None</b>	Sqft (Src): <b>1,225 (A)</b>	Total Baths: <b>2</b>
		Ac/LotSqft(Src): <b>0.12/5,439(A)</b>	\$/Sqft: <b>\$216.24</b>

Description

**Gorgeous property just renovated including new interior paint, new carpet, new vinyl, counter tops, interior doors, new range, new hood vent, new dishwasher, new disposal, new water heater, new towel racks, plumbing fixtures and lines, reglazed tub, new heater, new lights.**

15509 Prairie AV Lawndale 90260

ML#: V11129706

Status: Active

LP: \$299,900



PType: <b>SFR</b>	Area: <b>North Lawndale</b>	YrBuilt: <b>1951/ASR</b>	Orig. Price: <b>\$299,900</b>
Lease?: <b>No</b>	County: <b>Los Angeles</b>	Heat: <b>Wall Heater</b>	Sold Price:
HOA:	MB:	AC: <b>None</b>	List Date: <b>9/30/11</b>
# of Units:	Stories: <b>One Level</b>	Yard:	End Date:
Pet: <b>No</b>	55+: <b>No</b>	Patio:	DOM/CDOM: <b>20 /20</b>
Laundry:	Pool: <b>None</b>	#Grg Spcs: <b>2</b>	Bed: <b>3</b>
SaleType: <b>Real Estate Owned</b>	View: <b>None</b>	Sqft (Src): <b>1,080 (A)</b>	Total Baths: <b>1</b>
		Ac/LotSqft(Src): <b>0.12/5,282(A)</b>	\$/Sqft: <b>\$277.69</b>

Driving Directions

From the 405 FWY exit Prairie Ave and travel north to subject

Description

**Three bedroom, single family home in Lawndale close to Alondra Park Golf Course, Will Rogers Middle School and El Camino College with easy access to the 405 Freeway. On a large lot with front and rear yards, a detached two car garage and room to park 2 more cars. The interior features a large family room off the kitchen, a remodeled bathroom, ceiling fans, mirrored wardrobe closets with organizers and newer, dual pane windows in the front.**

25612 Lucille AV Lomita 90717 ML#: S11098884 Status: Active LP: \$335,000



PType: **SFR** Area: **Lomita** YrBuilt: **1928/ASR** Orig. Price: **\$387,900**  
 Lease?: **No** County: **Los Angeles** Heat: **Natural Gas** Sold Price:  
 HOA: MB: AC: **None** List Date: **7/29/11**  
 # of Units: Stories: **Two Level** Yard: End Date:  
 Pet: 55+: **No** Patio: DOM/CDOM: **83 /83**  
 Laundry: **None** Pool: **None** #Grg Spcs: **2** Bed: **2**  
 SaleType: **Real Estate Owned** View **None** Sqft (Src): **1,134 (A)** Total Baths: **2**  
 Ac/LotSqft(Src): **0.09/4,053(A)** \$/Sqft: **\$295.41**

[Driving Directions](#)

**PCH TURN LEFT ON LUCILLE**

[Description](#)

**THIS UNIQUE 2 BEDROOM/ 2BATH HOME FEATURES A NICE SPACIOUS KITCHEN. BOTH BEDROOMS AND 1 BATH UPSTAIRS. 2 CAR DETACHED GARAGE. GREAT CURB APPEAL.**

1604 Plaza Del Amo Torrance 90501 ML#: S11107735 Status: Active LP: \$179,000



PType: **SFR** Area: **Harbor Gateway** YrBuilt: **1955/ASR** Orig. Price: **\$209,000**  
 Lease?: **No** County: **Los Angeles** Heat: Sold Price:  
 HOA: MB: AC: **None** List Date: **8/16/11**  
 # of Units: Stories: **One Level** Yard: End Date:  
 Pet: 55+: **No** Patio: DOM/CDOM: **65 /65**  
 Laundry: Pool: **None** #Grg Spcs: **1** Bed: **2**  
 SaleType: **Real Estate Owned** View **None** Sqft (Src): **768 (A)** Total Baths: **1**  
 Ac/LotSqft(Src): **0.12/5,216(A)** \$/Sqft: **\$233.07**

[Description](#)

**\*\*\*Bank owned property\*\*\*Great new price...perfect for investors!!\*\*\*Home needs some TLC\*\*\*This property features 2 bedrooms 1 bath with a nice size yard\*\*\*There is a covered patio which may or may not be permitted (buyers to verify)\*\*\***

1565 W 211th ST Torrance 90501 ML#: I11114750 Status: Active LP: \$349,900



PType: **SFR** Area: **Harbor Gateway** YrBuilt: **1951/ASR** Orig. Price: **\$370,000**  
 Lease?: **No** County: **Los Angeles** Heat: Sold Price:  
 HOA: MB: **763J5** AC: **None** List Date: **8/31/11**  
 # of Units: Stories: **One Level** Yard: End Date:  
 Pet: 55+: **No** Patio: DOM/CDOM: **50 /50**  
 Laundry: Pool: **None** #Grg Spcs: **1** Bed: **2**  
 SaleType: **Real Estate Owned** View **Neighborhood** Sqft (Src): **1,071 (A)** Total Baths: **1**  
 Ac/LotSqft(Src): **0.14/5,983(A)** \$/Sqft: **\$326.70**

[Description](#)

**PROPERTY SOLD AS IS WITHOUT REPAIR OR WARRANTY.**

4511 TALISMAN ST Torrance 90503 ML#: R1106083 Status: Active LP: \$464,900



PType: SFR Area: Central Torrance YrBuilt: 1954/ASR Orig. Price: \$489,900  
 Lease?: No County: Los Angeles Heat: Natural Gas, Wall Sold Price:  
 HOA: \$0 MB: 763C3 Heater List Date: 9/22/11  
 # of Units: 0 Stories: One Level AC: None End Date:  
 Pet: 55+: No Yard: DOM/CDOM: 28 /286  
 Laundry: Pool: None Bed: 3  
 SaleType: Real Estate Owned None Total Baths: 1  
 Sqft (Src): 1,098 (\$) \$/Sqft: \$423.41  
 Ac/LotSqft(Src): 0.12/5,395(A)

Driving Directions

ONE BLOCK SOUTH OF 190TH STREET.

Description

!!!!!!REDUCED REDUCED WOW WOW WOW!!!!!! LOCATION LOCATION LOCATION.WOW WOW WOW JUST A HOP AND A SKIP AWAY FROM THE OCEAN WOW WOW WOW. Bank owned home offering a fresh coat of interior and exterior paint along with new carpet,new garage door and NEW baseboard molding.

2505 Sierra ST Torrance 90503 ML#: F11126406 Status: Active LP: \$539,900



PType: SFR Area: Central Torrance YrBuilt: 1951/ASR Orig. Price: \$539,900  
 Lease?: No County: Los Angeles Heat: Floor Furnace Sold Price:  
 HOA: MB: None List Date: 9/23/11  
 # of Units: Stories: One Level AC: None End Date:  
 Pet: 55+: No Yard: DOM/CDOM: 27 /27  
 Laundry: Area Pool: None Bed: 4  
 SaleType: Real Estate Owned None Total Baths: 2  
 Sqft (Src): 1,923 (A) \$/Sqft: \$280.76  
 Ac/LotSqft(Src): 0.14/5,982(A)

Description

This is NOT a short sale! The property features 4 bedrooms (single story), 2 baths, 2 fireplaces, and is located on a corner lot. It needs a little work, but the potential is definitely there. Close to shopping and freeway access. This property is being sold AS-IS.

18303 Burin AV Torrance 90278 ML#: S11091284 Status: Active LP: \$449,000



PType: SFR Area: N Torrance - West YrBuilt: 1947/ASR Orig. Price: \$511,500  
 Lease?: No County: Los Angeles Heat: Sold Price:  
 HOA: MB: None List Date: 7/15/11  
 # of Units: Stories: One Level AC: None End Date:  
 Pet: 55+: No Yard: DOM/CDOM: 97 /97  
 Laundry: Pool: None Bed: 3  
 SaleType: Real Estate Owned None Total Baths: 2  
 Sqft (Src): 1,170 (A) \$/Sqft: \$383.76  
 Ac/LotSqft(Src): 0.10/4,520(A)

Description

Wow! What a price on this affordable single family home. This property is priced for an immediate sale. If you hesitate you may miss out on this one. This property features carpet and tile flooring, french doors that lead to the large rear yard w/ BBQ and fridge, Spa tub in master, built in cabinetry in master, breakfast area off kitchen, updated kitchen with newer countertops, extended driveway with detached 1 car garage, interior laundry. Property is located in Torrance with a Redondo Beach mailing address.

2125 DEL AMO BL Torrance 90501 ML#: P781887 Status: Active LP: \$295,000



PType: **SFR** Area: **Old Torrance** YrBuilt: **1970/ASR** Orig. Price: **\$374,900**  
 Lease?: **No** County: **Los Angeles** Heat: **Natural Gas, Wall** Sold Price:  
 HOA: **\$0** MB: **763G4** Heater **5/16/11** List Date:  
 # of Units: **0** Stories: **One Level** AC: End Date:  
 Pet: **No** Yard: DOM/CDOM: **105 /179**  
 Laundry: **In Garage** Pool: **None** Bed: **3**  
 SaleType: **Real Estate Owned** View **None** #Grg Spcs: **2** Total Baths: **2**  
 Sqft (Src): **1,008 ( )** \$/Sqft: **\$292.66**  
 Ac/LotSqft(Src): **0.08/3,400(A)**

Driving Directions

N/A

Description

**3 bedroom, 2 bathroom, Pergo wood floors. Ceiling fans in master bedroom and dining area and concrete patio slab on side and rear of house. Laundry hook ups in garage with attached 2-car garage with direct access.**

2806 GRAMERCY AV Torrance 90501 ML#: R1106246 Status: Active LP: \$524,000



PType: **SFR** Area: **South East Torrance** YrBuilt: **1947** Orig. Price: **\$524,000**  
 Lease?: **No** County: **Los Angeles** Heat: **Forced Air** Sold Price:  
 HOA: **\$0** MB: **793H1** AC: **Central** List Date: **9/29/11** List Date:  
 # of Units: **0** Stories: **One Level** End Date:  
 Pet: **No** Yard: DOM/CDOM: **21 /21**  
 Laundry: Pool: **None** Bed: **4**  
 SaleType: **Real Estate Owned** View **None** #Grg Spcs: **2** Total Baths: **4**  
 Sqft (Src): **2,190 ( )** \$/Sqft: **\$239.27**  
 Ac/LotSqft(Src): **0.18/7,669(A)**

Driving Directions

From I110, Exit 5 Sepulveda Blvd. Go West on Sepulveda Blvd. Left onto Gramercy Ave.

Description

**Beautiful Property on a corner lot with 4 bedrooms, 3.5 bathrooms, & 2 car attached garage. Nice deck in back yard for sunny days BBQ's. Open floor kitchen with built-in oven. THERE IS A \$75.00 BUYER PAID DOC FEE PAID AT CLOSING. ALL CONTRACTS/OFFERS ARE SUBJECT TO ONEWEST SENIOR MANAGEMENT APPROVAL AND ANY OFFERS OR COUNTER OFFERS BY ONEWEST ARE NOT BINDING UNLESS THE ENTIRE AGREEMENT IS RATIFIED BY ALL PARTIES.**

3436 W 229th PL Torrance 90505 ML#: H11124383 Status: Active LP: \$555,900



PType: **SFR** Area: **South East Torrance** YrBuilt: **1954/ASR** Orig. Price: **\$569,900**  
 Lease?: **No** County: **Los Angeles** Heat: **None** Sold Price:  
 HOA: **\$0/Y** MB: **793E1** AC: **None** List Date: **9/20/11** List Date:  
 # of Units: **0** Stories: **One Level** End Date:  
 Pet: **No** Yard: DOM/CDOM: **30 /30**  
 Laundry: **Individual Room** Pool: **None** Bed: **3**  
 SaleType: **Real Estate Owned** View **None** #Grg Spcs: **2** Total Baths: **2**  
 Sqft (Src): **1,337 (A)** \$/Sqft: **\$415.78**  
 Ac/LotSqft(Src): **0.13/5,559(A)**

Description

**<<REO SALE >> VERY COMFORTABLE HOME W/OPEN BEAM CEILING IN LIVING ROOM & DINING AREA. KITCHEN HAS OAK CABINETS, TILE COUNTERS . MASTER BEDROOM W/PRIVATE BATH . CONVENIENT LAUNDRY ROOM W/UTILITY SINK. DIRECT ACCESS TO 2 CAR GARAGE. EASY ATTIC STORAGE W/PULL DOWN STAIRS IN HALLWAY. COPPER PLUMBING, COVERED AND CEMENTED SIDE YARD,<<REO SALE >>**

2519 190th ST Redondo Beach 90278 ML#: S11104354 Status: Active LP: \$449,900



PType: SFR Area: N Redondo Bch/EI Nido YrBuilt: 1952/ASR Orig. Price: \$475,000  
 Lease?: No County: Los Angeles Heat: Central Furnace Sold Price:  
 HOA: MB: 763B3 AC: None List Date: 8/9/11  
 # of Units: Stories: One Level Yard: End Date:  
 Pet: 55+: No Patio: DOM/CDOM: 72 /170  
 Laundry: In Garage Pool: None #Grg Spcs: 2 Bed: 3  
 SaleType: Real Estate Owned, None Sqft (Src): 1,235 (A) Total Baths: 3  
 Ac/LotSqft(Src): 0.11/5,005(A) \$/Sqft: \$364.29

Description

Great starter home with 3 bedrooms and 2.50 bathrooms. Approximately 1,235 square feet of living space. Some features and benefits include brand new carpet and paint, newer windows, and a large dining area off of the kitchen. Large Master bedroom. Updated Master bathroom. Huge covered patio. Two car garage with lots of storage, on a 5004 square foot lot.

1717 E VAN HORNE LN Redondo Beach 90278 ML#: Y1105508 Status: Active LP: \$587,000



PType: SFR Area: S Redondo Bch N of YrBuilt: 1966/ASR Orig. Price: \$610,000  
 Lease?: No County: Torrance BI Heat: Sold Price:  
 HOA: \$0 MB: Los Angeles AC: List Date: 9/1/11  
 # of Units: 0 Stories: 762J3 Yard: End Date:  
 Pet: 55+: Two Level Patio: No DOM/CDOM: 49 /49  
 Laundry: Pool: No #Grg Spcs: 2 Bed: 3  
 SaleType: Real Estate Owned None Sqft (Src): 1,520 ( ) Total Baths: 2  
 Hills, City Lights Ac/LotSqft(Src): 0.06/2,499(A) \$/Sqft: \$386.18

Driving Directions

N. OF 190 ST. OR ANITA ST...E. OF PCH...W ON 190, N ON GOODMAN, E ON VAN HORNE.

Description

Enjoy living close to the beach. Two story home at 10 minute bike ride from the beach & King Harbour in Redondo Beach. 3 bedroom 1 1/2 baths with a detached garage. Lots of windows, lots of light and air with a great breeze. Private patio in the back. Additional office built in the garage. Kitchen has french doors that lead out to a balcony where you can enjoy the city lights view in the evenings. Bathrooms redone. Nice large kitchen and dining area. Laundry inside in laundry area.

308 S LUCIA AV Redondo Beach 90277 ML#: 11537727 Status: Active LP: \$580,000



PType: SFR Area: S Redondo Bch S of YrBuilt: 1921 Orig. Price: \$580,000  
 Lease?: No County: Torrance BI Heat: None Sold Price:  
 HOA: \$0 MB: Los Angeles AC: None List Date: 6/29/11  
 # of Units: 0 Stories: 763A5 Yard: End Date:  
 Pet: 55+: No Patio: Yes DOM/CDOM: 113 /113  
 Laundry: Inside Pool: No #Grg Spcs: 0 Bed: 2  
 SaleType: Real Estate Owned None Sqft (Src): 945 Total Baths: 2  
 Ac/LotSqft(Src): 0.06/2,538 \$/Sqft: \$613.76

Driving Directions

South of Torrance Blvd, between PCH and Prospect Ave.

Description

California Beach Bungalow. Less than 1 mile to the ocean. Property was in the process of a remodel. Some Upgrades: laminate/wood flooring, granite counters, new cabinets, interior paint, bathroom partially updated, some new windows. Perfect beach house for your buyers!

308 Garnet ST Redondo Beach 90277

ML#: V11122067

Status: Active

LP: \$554,900



PType: <b>SFR</b>	Area: <b>S Redondo Bch W of</b>	YrBuilt: <b>1920/ASR</b>	Orig. Price: <b>\$574,900</b>
Lease?: <b>No</b>	County: <b>PCH</b>	Heat: <b>Central Furnace</b>	Sold Price:
HOA:	MB: <b>Los Angeles</b>	AC: <b>None</b>	List Date: <b>9/14/11</b>
# of Units:	Stories: <b>762J5</b>	Yard:	End Date:
Pet:	55+: <b>One Level</b>	Patio:	DOM/CDOM: <b>36 /36</b>
Laundry: <b>Area, Gas</b>	Pool: <b>No</b>	#Grg Spcs: <b>0</b>	Bed: <b>2</b>
SaleType: <b>Real Estate Owned</b>	View: <b>None</b>	Sqft (Src): <b>825 (A)</b>	Total Baths: <b>1</b>
		Ac/LotSqft(Src): <b>0.06/2,541(A)</b>	\$/Sqft: <b>\$672.61</b>

[Driving Directions](#)

**PCH to Garnet turn west. Can't make a left onto Garnet from PCH when traveling north.**

[Description](#)

**Classic Craftsman style beach bungalow west of PCH in Redondo Beach. This 2 bedroom, one bath with approximately 825 square feet has original wood floors in the living room/dining room combo, laminate flooring in the bedrooms and tile floors in kitchen, laundry room and bath. Dining room has built-in hutch, window seat and pass-through to the kitchen which has granite counters, new stove, a garden window and breakfast nook. Features also include new exterior trim paint, forced air heat, copper plumbing, custom window shades and a nicely updated bathroom.**