

Robert Rooks

Residential

Tue, May 4, 2010 04:03 PM

Ref: 1

SFR Detached RES Closed Sale

13907 EUCALYPTUS Ave

Hawthorne (HAWT)

Price **\$575,000**



Los Angeles County (LA)

Zip **90250-**
XSTS

TGNO **733C3**
Aerial Map

CLW-05042337 [Media: 6](#) Builder Tract ()
 Bed 3 Model ()
 Baths 2 Style **Craftsman** Stories Floors 1
 View **No View** HOA Dues \$ **0** Land Lse/Yr \$
+ \$
 ASqFt **1,328** YrBlt **1930** Land
 A Lot Size **5,502** Dim Acres
 Prkng **Garage Detached**
 Garage, # cars Rem # Uncovered Spaces Cprt # RV Range \$:
D Garages Acc **No**

Home is gorgeously renovated, spacious living room with fireplace, dining room, gourmet kitchen with island, master suite with walk-ins, jet tub and separate shower. Small office, laundry hook-ups. Garage is detached with workshop addition. Home is ready to move in.

Directions **South of 138th St and East of Inglewood Ave**

Rooms

Bedrooms Living Rm **Living Room**
 Kitchen Dining **Formal Dining Rm**
 Total Baths 2 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other **Inside Laundry**

Amenities

Pool Spa TV Firepl **Living Room**
 Appliances **Dishwasher, Garbage Disposal, Range Hood** Water Heater Other
 High or Mid-Rise Amenities Security

Interior/Exterior/Structural

Heating **Central** Cooling **No Air Conditioning, Ceiling Fan(s)** Floors **Wall-to-Wall Carpet**
 Disability Access
 Roof Entry Location Common Walls **No common walls**
 Cond **As Is** Plumbing Exterior Construction Patio
 Sprinklers Doors/Windows

Lot/Community/Association

APNO [4043019016](#) Zoning **HAR1YY** Lot/Block/Tract //
 Lot Legal City Inspection Required **No** Mello Roos
 Sewer Water Water District Yard
 HS Dist Elemen Junior High Sch
 Amenities
 Units HOA-1 \$ **0** HOA1 Fees Frequency HOA-2 \$ HOA2 Fees Frequency Builder's Name
 Other Association Fees HOA Phone Total HOA Dues
 Land Land Lse/Yr \$ Distance to Beach (miles) Total HOA Dues Frequency

Financial Information

Terms
 Private Transfer Taxes **No** Special Conditions
 Tax Year Total Property Tax \$ Total Assessed Value \$

List Office/Agent Info

List Office [Help-U-Sell West View Realty \(CLW-X71567\)](#) Office **310-330-0123** OfcFax **310-330-0212** AgtFax Res
 List Agent [Sherie Howard \(CLW-X21280\)](#) DRE# [01237111](#) Pager Cell **310-612-3902** Primary **310-330-0123** LA Toll
 Agt E-Mail [Yes](#) Agt WSite Co List
 Price Excl
 Price Includes
 Occupant Occupant Name Occupant Phone Show Phone
 List Agent Contact Priority: **Cell, Direct, Email, , ,**
 Recip Listing

Listing Activity

List Date **7/16/2005** Date Added **7/29/2005** Tran Date **2/22/2010** DOM **29** COE: **8/25/2005** LP/SqFt **\$0.00**
 Org Price \$ **580,000** Prev Price \$ Cur List Prc **\$580,000** Off Market **8/25/2005** Comp 2

Pending/Sold Information


List Price **\$580,000** Financing Selling Terms
 Cont Price Begin Escrow **8/25/2005** COE **8/25/2005**
 Sold Price \$ **575,000** SP/SqFt \$ Sold/List **99%** DOM **29**


Sell Office/Agent Info

Sell Office **Bankers Realty (CLW-X72419)** Office **310-593-4951** Fax Res
 Sell Agent [Adrian Torres \(CLW-X63366\)](#) DRE# [01338516](#) Pager Cell V-Mail

Agt E-Mail [Yes](#)

Agt WSite

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Robert Rooks **Residential** Tue, May 4, 2010 04:03 PM Ref: 2
SFR Detached RES Closed Sale **5410 W 141ST St** Hawthorne (HAWT) Price \$640,000*
 Zip 90250- TGNO 62E2
 XSTS Aerial Map 



Los Angeles County (LA)
CLW-06122425 [Media: 6](#) Builder Tract ()
 Bed 3 Model ()
 Baths 2 Style **Traditional** Stories Floors 1
 View **No View** HOA Dues \$ 0 Land
 + \$ Lse/Yr \$
 ASqFt **1,428** Assessor YrBlt **1954**
 ALotSize **5,000** Dim Land Acres
 Prkng **Garage Detached**
 Garage, # Rem # Uncovered SpacesCprt # RV Range \$:
 cars **D** Garages Acc **No**

SPACIOUS & OPEN FLOOR PLAN IN THE HIGHLY DESIRABLE COMMUNITY OF HOLLYGLEN. FRONT-BAY & BACK WINDOWS MAKE THE HOME LIGHT & AIRY. NEW CARPET & PAINT THRU-OUT. (SELLER SAYS THERE IS HDWD UNDER THE CARPET) FAMILY RM WITH BRICK FIREPLACE & HI BEAM CEILINGS. BEAUTIFUL BKVD WITH SPA & MATURE FRUIT TREES. HOLLYGLEN IS PART OF THE AWARD WINNING WISEBURN SCHOOL DISTRICT & CONVENIENTLY LOCATED NEAR FREEWAYS, SHOPPG, GREAT RESTAURANTS & THE BEACH.
 Directions **W. 405/N. of Rosecrans / S. of El Segundo/E. of Aviation.**

Rooms

Bedrooms Living Rm **Living Room**
 Kitchen Dining
 Total Baths 2 Full Baths 3/4 Baths 1/2 Baths 1/4 Baths
 Baths Desc
 Other **Inside Laundry, Family Room**

Amenities

Pool Spa TV Firepl **Family Room**
 Appliances **Dishwasher, Garbage Disposal** Water Heater Other
 High or Mid-Rise Amenities Security

Interior/Exterior/Structural

Heating **Central** Cooling **Central** Floors **Wall-to-Wall Carpet, Hardwood, Sheet Vinyl**
 Disability Access
 Roof Entry Location Common Walls **No common walls**
 Cond **As Is** Plumbing Exterior Construction Patio
 Sprinklers Doors/Windows

Lot/Community/Association

APNO [4145037022](#) Zoning Lot/Block/Tract //
 Lot Legal City Inspection Required **No** Mello Roos
 Sewer Water Water District Yard
 HS Dist Elemen **CHECK W/ CITY** Junior **CHECK W/ CITY** High Sch **CHECK W/ CITY**
 Amenities
 Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ HOA2 Fees Frequency Builder's Name
 Other Association Fees HOA Phone Total HOA Dues
 Land Land Lse/Yr \$ Distance to Beach (miles) Total HOA Dues Frequency

Financial Information

Terms **Cash To New Loan**
 Private Transfer Taxes **No** Special Conditions
 Tax Year Total Property Tax \$ Total Assessed Value \$

List Office/Agent Info

List Office [Coldwell Banker-PVista/Wchestr](#) (CLW-W2000451) Office 310-305-4200 OfcFax 310-578-8393 AgtFax
 List Agent [Christina Buie](#) (CLW-X66968) DRE# [01451860](#) Pager Cell 310-980-6507 Primary 424-245-455
 Agt E-Mail [Yes](#) Agt WSite
 CoList Agent [Tony Fox](#) (CLW-C63281) DRE# [00984553](#) Pref. Phone 310-313-0375 Co/LA AgtFax CoList Agt E-Mail
 Priv Rmks **FOR SHOWINGS CALL JAMIE BELLOWS AT (310) 922-1689 OR (310) 378-5201.**
 Price Excl
 Price Includes
 Occupant Occupant Name Occupant Phone Show Phone
 List Agent Contact Priority: **Cell, Direct, Email, , ,**
 Co-List Agent Contact Priority: **Cell, Direct, Email, , ,**
 Recip Listing

Listing Activity

List Date **8/14/2006** Date Added **8/16/2006** Tran Date **2/20/2010** DOM **241** COE: **7/9/2007** LP/SqFt **\$0.00**
 Org Price \$ **679,000** Prev Price \$ Cur List Prc **\$669,000** Off Market **7/9/2007** Comp **2.5**

Pending/Sold Information

List Price **\$669,000**
Cont Price
Sold Price \$ **640,000**

Financing
SP/SqFt \$

Selling Terms
Begin Escrow **7/9/2007**
Sold/List **96%**

COE **7/9/2007**
DOM **241**

Sell Office/Agent Info


Sell Office **Non-Participant Office(CLW-X99999)**
Sell Agent **Subscriber Non (CLW-X99999)** DRE# [13252](#)
Agt E-Mail

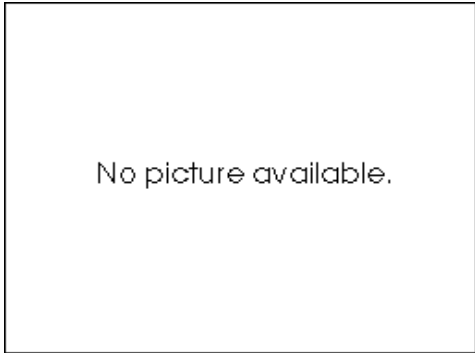
Office **111-111-1111** Fax Res
Pager Cell V-Mail
Agt WSite

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Robert Rooks **Residential** Tue, May 4, 2010 04:03 PM Ref: 3
 SFR Attached RES Closed Sale **5545 W 133RD St** Hawthorne (HAWT) Price \$550,000

Holly Glen/Del Aire (107) Zip 90250- TGNO [733A2](#)
 Los Angeles County (LA) XSTS 135th St & Isis Avenue Aerial Map 



MRM-S10004971 Media: 0 Builder Tract ()
 Bed 3 Model ()
 Baths 2 Style **Traditional** Stories **One Level** Floor
 View **No View** HOA Dues \$ 0 Land
 ASqFt **1,465** Assessor YrBlt **1955** + \$ Lse/Yr \$
 ALotSize **5,571** Dim Land Fee
 Prkng **Driveway, Garage Attached** Acres
 Garage, # cars Rem # Uncovered Spaces Cprt # RV Range \$:
2 A Garages Acc **No**

STANDARD SALE in Holly Glen! Desirable, family-oriented neighborhood. Located in the Wiseburn School District. 3 Bedrooms, 2-baths with a family room and covered backyard patio. Original kitchen. Home features wood floors and updated windows. Seller states that a new roof was installed about 5 years ago. Sold in its present condition - seller will not make any repairs.

Directions

Rooms

Bedrooms **Master Suite** Living Rm **Living Room**
 Kitchen Dining **Eating Area, Breakfast Nook**
 Total Baths 2 Full Baths 1 3/4 Baths 1 1/2 Baths 1/4 Baths
 Baths Desc
 Other **Laundry Area, Family Room**

Amenities

Pool **No Pool** Spa TV Firepl **Family Room**
 Appliances Water Heater Other
 High or Mid-Rise Amenities Security

Interior/Exterior/Structural

Heating **Forced Air** Cooling **No Air Conditioning** Floors **Wall-to-Wall Carpet**
 Disability Access
 Roof **Composition** Entry Location Common Walls
 Cond Plumbing Exterior Construction Patio
 Sprinklers Doors/Windows

Lot/Community/Association

APNO [4145003002](#) Zoning Lot/Block/Tract **17//19902**
 Lot **Curbs-Walks** Legal City Inspection Required **No** Mello Roos
 Sewer Water Water District Yard
 HS Dist Elemen **Cabrillo** Junior **Dana** High Sch **Da Vinci Charter**
 Amenities
 Units HOA-1 \$ 0 HOA1 Fees Frequency HOA-2 \$ HOA2 Fees Frequency Builder's Name
 Other Association Fees HOA Phone Total HOA Dues
 Land **Fee** Land Lse/Yr \$ Distance to Beach (miles) Total HOA Dues Frequency

Financial Information

Terms **Cash, Cash To New Loan**
 Private Transfer Taxes **No** Special Conditions
 Tax Year Total Property Tax \$ Total Assessed Value \$

List Office/Agent Info

List Office **C-21 Union-Hawthorne (MRM-S9939)** Office **310-978-2121** OfcFax **310-978-3841** AgtFax Res
 List Agent **Teresita Creedon (MRM-SCREETER)** DRE# [01734294](#) Pager Cell **310-923-8085** Primary **4044** LA Toll F1
 Agt E-Mail **Yes** Agt WSite Co List O
 Priv Rmks **HANDS-DOWN, THE BEST DEAL IN HOLLY GLEN!!! Call LA first before showing. Please leave your business card and make sure you lock-up before you leave. Submit your offer with pre-approval lender from lender, FICO scores and source of funds. Seller's choice of services. E-mail offer to pyecreedon@gmail.com. Buyer and buyer's agent to verify all listing and flyer information along with city permits. Due to seller's schedule, the earliest time for reviewing offers is Tuesday PM (01/19). Thanks!**

Price Excl **All personal items that are currently on the property.**

Price Includes

Occupant **Owner** Occupant Name Occupant Phone Show Phone

List Agent Contact Priority: **Cell, Office, Email, , ,**

Recip Listing

Listing Activity

List Date **1/14/2010** Date Added **1/14/2010** Tran Date **2/27/2010** DOM **7** COE: **2/26/2010** LP/SqFt **\$375.43**
 Org Price \$ **519,000** Prev Price \$ Cur List Prc **\$519,000** CDOM **7** Off Market **1/21/2010** Comp **3%**

Pending/Sold Information

List Price \$519,000	Financing Conventional	Selling Terms Standard Sale	
Cont Price		Begin Escrow 1/21/2010	COE 2/26/2010
Sold Price \$ 550,000	SP/SqFt \$	Sold/List 106%	DOM 7

Sell Office/Agent Info

Sell Office South Bay Brokers, Inc(MRM-S5267)	Office	Fax	Res
Sell Agent Lida Sandera (MRM-SSANDLID) DRE# 00872021	Pager	Cell	V-Mail
Agt E-Mail	Agt WSite		

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Robert Rooks **Residential** Tue, May 4, 2010 04:03 PM Ref: 4
SFR Detached RES Closed Sale **13712 ROSSBURN Ave** Hawthorne (HAWT) Price \$610,000



Holly Glen/Del Aire (107) Zip 90250- TGNO **733A3**
Los Angeles County (LA)XSTS **138th Street** Aerial Map

MRM-S09135000 [Media: 16](#) Builder Tract ()
 Bed 3 Model ()
 Baths 2 Style Stories **One Level** Floor
 View **No View** HOA Dues \$ **0 +** Land Lse/Yr \$
 ASqFt **1,360** Assessor YrBlt **1957** Land Fee \$
 ALotSize **5,750** Dim Acres
 Prkng **Interior Access, Driveway, Private, Garage Attached**
 Garage, # cars Rem 1 # Uncovered SpacesCprt# Garages RV Range \$:
 2 A Acc **No**

PEACEFUL CUL-DE-SAC HOME IN ABSOLUTE MOVE-IN CONDITION! 3 Bed, 1.75 Bath (Both Bathrooms Have Skylight), ASF: 1,360, Lot Size Approx. 5,750 SqFt. Superb Floorplan For Entertaining! Gleaming Hardwood Floors, Wood Blinds, Kitchen Has Lots of Counter & Cupboard Space, Slate, Built-In Oven/Cook Top, Opens To Family Room w/ Gas Fireplace, Raised Hearth, Tile Accents, & Built-In Hutch, Utility Room Has Washer & Dryer Hook-Ups & Cabinets For Storage, Full Copper Plumbing, Enclosed Private & Beautifully Landscaped Yard w/ Patio, Trees, Flower Beds & Full Automatic Sprinklers, Private Driveway, Attached Two-Car Garage With Workshop/Storage Area, No Steps To Climb, All On a Quiet Neighborhood Street! Located in the Award Winning Wiseburn School District w/ Newly Re-built Cabrillo Elementary School, Newly Re-built Dana Middle School, and Brand New Da Vinci Charter High School! Home is Also Close to Freeways, Shopping, Park, Library, Theaters, and Much More!

Directions

Rooms

Bedrooms	Living Rm
Kitchen	Dining
Total Baths 2	Full Baths 1
Baths Desc	3/4 Baths 1
Other Family Room	1/2 Baths
	1/4 Baths

Amenities

Pool No Pool	Spa	TV	Firepl Family Room
Appliances Microwave		Water Heater	Other
High or Mid-Rise Amenities		Security	

Interior/Exterior/Structural

Heating	Cooling No Air Conditioning	Floors Ceramic Tile, Hardwood, Wall-to-Wall Carpet
Interior Misc Window Blinds		
Disability Access		
Roof	Entry Location	Common Walls No common walls
Cond	Plumbing Full Copper Plumbing	Exterior Construction
	Sprinklers	Doors/Windows
		Patio

Lot/Community/Association

APNO 4145042018	Zoning	Lot/Block/Tract 18//19884
Lot Some Landscaping, Curbs-Walks, Secluded, Street Paved, Cul-De-Sac		Legal
Sewer		Water
HS Dist		Elemen
Amenities		Burnett/Cabrillo
Units	HOA-1 \$ 0	HOA1 Fees
Other Association Fees		Frequency
Land Fee		HOA-2 \$
		HOA2 Fees Frequency
		HOA Phone
		Distance to Beach (miles)
		Total HOA Dues Frequency
		Builder's Name
		Total HOA Dues

Financial Information

Terms Submit	Special Conditions
Private Transfer Taxes No	Total Property Tax \$
Tax Year	Total Assessed Value \$

List Office/Agent Info

List Office **Keller Williams Beach Cities (MRM-S6403)** Office **310-376-4600** OfcFax **310-376-4603** AgtFax Res **310-643-526**
 List Agent **Kathy Jenkins (MRM-SJENKKAT)** DRE# **01048490** Pager Cell Primary LA Toll Free
 Agt E-Mail **Yes** Agt WSite Co List Office
 Priv Rmks **No showings except for: Tuesday 1/19 7:00-7:30pm. Call agent to confirm. Seller choice of services, all offers must have a pre-qualification letter, credit report with FICO scores, and source of down payment. Square foot per assessor, buyer to verify.**
 Price Excl

Price Includes

Occupant **Tenant** Occupant Name **DO NOT DISTURB**

Occupant Phone

Show Phone

List Agent Contact Priority: **Direct, Email, , , ,**

Recip Listing

Listing Activity

List Date 12/31/2009	Date Added 12/31/2009	Tran Date 4/1/2010	DOM 21	COE: 3/29/2010	LP/SqFt \$448.53
Org Price \$ 648,500	Prev Price \$	Cur List Prc \$648,500	CDOM 21	Off Market 1/21/2010	Comp 3%

Pending/Sold Information

List Price \$648,500	Financing FHA Loan	Selling Terms Standard Sale
Cont Price		Begin Escrow 1/21/2010
Sold Price \$ 610,000	SP/SqFt \$	Sold/List 94%
		COE 3/29/2010
		DOM 21

Sell Office/Agent InfoSell Office **Keller Williams Beach Cities(MRM-S6403)**Sell Agent **Kathy Jenkins** (MRM-SJENKAT) DRE# [01048490](#)

Agt E-Mail

Office	Fax	Res
Pager	Cell	V-Mail
Agt WSite		

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Robert Rooks **Residential** Tue, May 4, 2010 04:03 PM Ref: 5
SFR Detached RES Closed Sale **13432 ROSELLE** Hawthorne (HAWT) Price \$569,900



East Hawthorne (110) Zip 90250- TGNO **733E2**
 Los Angeles County XSTS Aerial Map

MRM-S931265 Media: 7 **Builder Tract ()**
 Bed 3 Model ()
 Baths 2.5 Style Stories **Two Levels** Floor
 View HOA Dues \$ **104 +** Land Lse/Yr \$
 ASqFt **1,482** Builder YrBlt **2006** Land Fee \$
 A Lot Size **1,900** Builder Dim Acres **Builder**
 Prkng
 Garage, # cars Rem # Uncovered Spaces Cprt# Garages RV Acc Range \$:
No

Welcome to San Marco - the best kept secret in the South Bay. NEW Turn key home ready for occupancy in a pristine gated community of 21 single family residences. Many upgraded amenities including gourmet kitchen with travertine flooring, maple cabinets, granite counter tops, and Kenmore appliances. Bath Luxuries include extensive use of travertine, Jacuzzi tub, oversized glass shower enclosure, dual sinks, and maple cabinetry. Communication package pre-wired for cable, satellite, security system, surround sound and CAT 5. Ready for Occupancy. Another quality community by www.EliteHomesInc.com
 Directions one block east of Prairie and 135th. north of Rosecrans, south of El Segundo, east of Hawthorne, west of Crenshaw.

Rooms

Bedrooms **Master Suite, Walk-In Closet** Living Rm
 Kitchen Dining **Breakfast Counter/Bar, Dining Ell**
 Total Baths 2.5 Full Baths 2 3/4 Baths 0 1/2 Baths 1 1/4 Baths
 Baths Desc
 Other **Inside Laundry, Loft, Family Room**

Amenities

Pool Spa TV Firepl **Family Room**
 Appliances **Gas Dryer Hook Up, Dishwasher, Garbage Disposal, Microwave** Water Heater Other **Home Warranty Plan**
 High or Mid-Rise Amenities Security **Gated Community**

Interior/Exterior/Structural

Heating **Forced Air** Cooling **Central** Floors **Marble, Wall-to-Wall Carpet**
 Interior Misc **Window Blinds**
 Disability Access
 Roof **Concrete Tile** Entry Location Common Walls **No common walls**
 Cond **New Construction** Plumbing **Full Copper Plumbing** Exterior Construction Patio **Balcony(s), Concrete Slab**
 Sprinklers Doors/Windows

Lot/Community/Association

APNO **4050028052** Zoning Lot/Block/Tract //
 Lot Legal **Homeowners Association, CC&RS** City Inspection Required Mello Roos
 Sewer Water **District/Public** Water District Yard
 HS Dist Elemen Junior High Sch
 Amenities **Assoc Maintenance Paid**
 Units HOA-1 \$ **104** HOA1 Fees Frequency HOA-2 \$ HOA2 Fees Frequency Builder's Name
 Other Association Fees HOA Phone Total HOA Dues
 Land Fee Land Lse/Yr \$ Distance to Beach (miles) Total HOA Dues Frequency

Financial Information

Terms
 Private Transfer Taxes **No** Special Conditions
 Tax Year Total Property Tax \$ Total Assessed Value \$

List Office/Agent Info

List Office **Michael James Magaw (MRM-S9182)** Office **310-378-5036** OfcFax **310-378-5124** AgtFax Res LA
 List Agent **Michael Magaw (MRM-SMAGAMIC)** DRE# **01384088** Pager Cell **310-259-6850** Primary LA Toll Free
 Agt E-Mail **Yes** Agt WSite Co List OfficeCc
 Priv Rmks **Model Open every day 11 AM to 4 PM. Must use Seller approved CAR contract. Ask broker for details. Please call before you arrive to confirm office hours and availability of home. Accepting Back Up Offers Only.**

Price Excl
 Price Includes
 Occupant **Vacant** Occupant Name Occupant Phone Show Phone
 List Agent Contact Priority: **Cell, Direct, Pager, Fax, Voice Mail, Email**
 Recip Listing

Listing Activity

List Date **8/5/2006** Date Added **8/5/2006** Tran Date **1/13/2010** DOM **51** COE: **11/2/2006** LP/SqFt **\$384.55**

Org Price \$ **569,900** Prev Price \$ Cur List Prc **\$569,900** CDOM **107** Off Market **9/25/2006** Comp **2%**

Pending/Sold Information

List Price \$569,900	Financing Conventional	Selling Terms Standard Sale	
Cont Price		Begin Escrow 9/25/2006	COE 11/2/2006
Sold Price \$ 569,900	SP/SqFt \$	Sold/List 100%	DOM 51

Sell Office/Agent Info

Sell Office New Homes and Land Brokers(MRM-S6935)	Office	Fax	Res
Sell Agent Peter Wollner (MRM-SWOLLPET) DRE# 01381742	Pager	Cell	V-Mail
Agt E-Mail	Agt WSite		

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