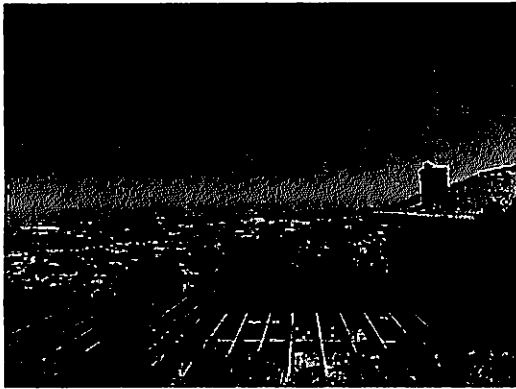


24859 Via Valmonte, Torrance 90505

STATUS: Active

LIST PRICE: \$1,320,000

Pacific Coast Hwy to Via Valmonte (w) up the hill just before Palos Verdes Estates.



BED / BATH: **3/2,0,0,0**  
 SQFT(src): **1,760 (A)**  
 PRICE PER SQFT: **\$750.00**  
 LOT(src): **6,688/0.1535 (A)**  
 LEVELS: **Two**  
 GARAGE: **2/Attached**  
 YEAR BUILT(src): **1968 (PUB)**  
 PROP SUB TYPE: **SFR/D**  
 DOM / CDOM: **0/0**  
 SLC: **Trust**  
 PARCEL #: **7534033054**  
 LISTING ID: **SB21166600**

Recent: 08/27/2021 : NEW

**DESCRIPTION**

**View, View View A great family home in Hollywood Riviera but right next door to Palos Verdes Estates. This house was built to take advantage of the view. Large backyard. Yard is over grown. Great potential. The floors, and kitchen are in good condition. The floors are marble or tile, the kitchen counter is quality granite, and the kitchen appliances are stainless. Look beyond the clutter. The fireplaces have great appearance.**

EXCLUSIONS:

INCLUSIONS:

AREA: **128 - Hollywood Riviera**  
 SUBDIVISION: /  
 COUNTY: **Los Angeles**  
 SENIOR COMMUNITY?: **No**  
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$1,320,000**  
 BASEMENT SQFT:  
 COMMON WALLS: **No Common Walls**  
 PARKING:  
 HORSE:  
 PROBATE AUTHORITY:

ROOM TYPE: **Attic**  
 EATING AREA:

COOLING: **None**  
 HEATING: **Central, Fireplace(s)**  
 VIEW: **City Lights**  
 WATERFRONT:  
 LAUNDRY: **In Garage**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

**INTERIOR**

INTERIOR:  
 MAIN LEVEL BEDROOMS: **1**  
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:  
 APPLIANCES:  
 KITCHEN FEATURES:  
 BATHROOM FEATURES:

FLOORING:  
 ENTRY LOC/ENTRY LVL: **/1**  
 FIREPLACE: **Family Room, Living Room**

**EXTERIOR**

EXTERIOR:  
 FENCING:  
 DIRECTION FACES:

SECURITY:  
 SEWER: **Public Sewer**

LOT: **6-10 Units/Acre**  
 POOL: **None**

PATIO/PORCH:  
 SPA:

**BUILDING**

BUILDER NAME:  
 MAKE:  
 BUILD MODEL:  
 TAX MODEL:

ARCH STYLE:  
 DOOR:  
 WINDOW:

ROOF:  
 FOUNDATION DTLS:  
 PROP COND:

CONSTR MTLs:  
 OTHER STRUCT:  
 NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

ATTACHED GARAGE?: **Attached**  
 UNCOVERED SPACES:

PARKING TOTAL: **2**  
 # REMOTES:

GARAGE SPACES: **2**  
 RV PARK DIM:

CARPORTR SPACES:

**GREEN**

GREEN ENERGY GEN:  
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

**COMMUNITY**

HOA FEE: **\$0**  
 HOA FEE 2:  
 HOA FEE 3:

HOA NAME:  
 HOA NAME 2:  
 HOA NAME 3:

HOA PHONE:  
 HOA PHONE 2:  
 HOA PHONE 3:

# OF UNITS: **1**  
 # UNITS IN COMMUNITY:  
 STORIES TOTAL: **2**

COMMUNITY: **Sidewalks**  
HOA MANAGEMENT NAME:  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

HOA AMENITIES:

**LAND**

LAND LEASE?: **No**  
PARCEL #: **7534033054**  
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:  
LAND LEASE PURCH?:  
LAND LEASE RENEW:

UTILITIES:  
ELECTRIC:  
WATER SOURCE: **Public**  
LOT SIZE DIM: **73 X 90**  
ASSESSMENTS: **None**

TAX LOT: **B**  
TAX BLOCK:  
TAX TRACT #: **1**  
ZONING: **TORR-LO**  
TAX OTHER ASSESSMENT: **\$0**  
TAX OTHER ASSESS SOURCE: **Other**

**SCHOOL**

HIGH SCHOOL DISTRICT: **Torrance Unified**

ELEMENTARY:  
ELEMENTARY OTHER:

MIDDLE/JR HIGH:  
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **South**  
HIGH SCHOOL OTHER:

**LISTING**

BAC: **2.5%**  
BAC RMRKS:  
DUAL/VARI COMP?: **No**  
LEASE CONSIDERED?: **No**  
CURRENT FINANCING:  
POSSESSION:  
SIGN ON PROPERTY?: **Yes**  
CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES:  
INTERNET, AVM?/COMM?: **Yes/Yes**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **08/27/21**  
START SHOWING DATE:  
ON MARKET DATE: **08/27/21**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **08/27/21**  
MOD TIMESTAMP: **08/27/21**  
EXPIRED DATE: **12/30/21**  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY: **See private remarks. No showings until 8/30/2021. Property in Hill side overlay zone.**  
PRIVATE REMARKS: **24859 Via Valmonte, Torrance, Ca SELLER**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME:  
SHOW CONTACT PH:

LOCK BOX LOCATION: **front door**  
LOCK BOX TYPE: **None, Call Listing Office**

OCCUPANT TYPE: **Vacant**  
OWNER'S NAME:

SHOW INSTRUCTIONS: **Call office first to make an appointment. We will meet at the property. This requirement will be in place until the trustee removes the personal property. See contingency or private remarks. No showings unit Monday August 30th.**  
DIRECTIONS: **Pacific Coast Hwy to Via Valmonte (w) up the hill just before Palos Verdes Estates.**

**AGENT / OFFICE**

LA: **(SBLISJAC) Jack Bliss**  
CoLA:  
LO: **(S4110) J & P Realty**  
LO PHONE: **310-320-4921**  
CoLO:  
CoLO PHONE:

LA State License: **00479584**  
CoLA State License:  
LO State License: **00953389**  
LO FAX: **310-328-8867**  
CoLO State License:  
CoLO FAX:  
Offers Email: **JackIBliss@hotmail.com**

**CONTACT PRIORITY**

1.LA CELL: **310-418-7528**  
2.LA DIRECT: **310-320-4921**  
3.LA PAGER:  
4.LA FAX: **310-328-8867**  
5.LA VOICEMAIL:  
6.LA EMAIL: **JackIBliss@hotmail.com**

AGENT FULL: Residential LISTING ID: SB21166600

Printed by Jack Bliss, State Lic: 00479584 on 08/27/2021 4:32:57 PM

**Search Criteria**

This search was narrowed to a specific set of Listings.  
Property Type is 'Residential'  
Selected 1 of 1 result.