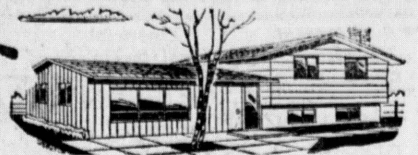
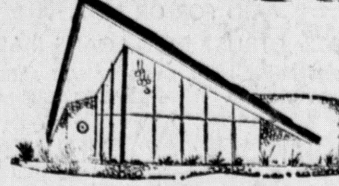


ONLY THE HERALD HAS AUDITED CIRCULATION COVERAGE OF TORRANCE - - GO WITH THE LEADER!!

PARADE OF HOMES



FREDERICKS REALTY & ESCROW



RALPH CAMERON
BROKER

Member of the Following Boards:
 • Gardena Board of Realtors
 • Torrance-Lomita Board of Realtors
 • Hawthorne-Lawndale Board of Realtors
 • L. A. Board of Realtors—Southwest Branch

We Process Our Own Escrows

Your Listing - Your Sale - Your Purchase - Your Escrow - Your entire transactions are handled by capable, courteous, dependable personnel from beginning to end. No better service rendered—anywhere

LOW DOWN

Here's a charming 2-bedroom and den home located close to downtown Torrance. If you are still eligible for your G.I. Bill of Rights, then here's a chance to use it on about \$1,900 down for FHA and have payments less than rent. Full price only \$14,950. #110

BIG 2 BEDROOM

In Hawthorne near Hawthorne Christian School and the owner says make me an offer. It has hardwood floors, a big, big kitchen and fenced-in yard. Full price only \$14,950. #116

TWO ON A LOT

One house is 3 bedrooms only 9 years old and the other is one bedroom only 3 years old. It's in a wonderful location and could be an ideal property for in-laws or just plain income. Full price \$22,995. #137

HILLTOP RETREAT

Enjoy the quiet of a hilltop retreat. There are 3 bedrooms, 1 1/2 baths with built-in range and oven, a rear living room with big picture window, wall to wall carpeting, covered patio and 2 car garage. Full price \$22,750. Let's go see it. #118

3 BATHS

G.I. resale, has 3 big bedrooms, 3 baths, carpeting, drapes, cement block fencing and 2 car garage. #134

GUEST HOUSE

Here's a charming 2 bedroom home with an unfinished guest house. It's near Artesia and Crenshaw, also close to shopping and business. In perfectly immaculate condition inside and out. Submit on price and terms. #139

VACANT

Big 4 bedroom home in Southwood has step down living-room, island kitchen with built-in range and oven and 4 big bedrooms, quality constructed. Big yard with covered patio and room for pool. #131

JUST LISTED

Hilltop 2 bedroom home within walking distance to stores and bus line. It's in excellent condition inside and out and quick possession can be arranged. Be sure to inquire about this property priced at only \$18,250. #140

CORNER MANSION

Exceptional 3 bedroom, 1 1/2 bath home is rich in detail and quality built. Beautiful corner fireplace, wall to wall carpeting, draperies, detached garage, cement block fencing and terms to suit you. Asking only \$23,950. #125

TRANSFERRED

Owner has been transferred and is leaving this beautiful 3 bedroom and den home. There's 1 1/2 baths, swimming pool, built-ins, 2 giant fireplaces, air conditioning with forced air throughout, cedar lined closets, wood paneling, oversized 2 car garage and lots more. Asking \$49,000. #138

MR. EXECUTIVE

Beautiful 4 bedroom family room has so many extras we couldn't list them. Here are a few—3 baths, swimming pool, built-ins, 2 giant fireplaces, air conditioning with forced air throughout, cedar lined closets, wood paneling, oversized 2 car garage and lots more. Asking \$49,000. #138

HARBOR LIGHTS

Enjoy a full view of the harbor from this beautiful 3-bedroom, 1 1/2-bath home. It's only 6 years old, located on a corner lot, has double garage and excellent financing available. Full price only \$24,950. #111

MERIT RESALE

One of those beautiful Merit homes we know you will enjoy. It has 3 bedrooms and family room with 1 1/2 baths, completely carpeted, has built-ins, sprinklers and lots of lovely landscaping. Full price only \$23,500 and asking \$20,000 down. #121

NORTH TORRANCE

If you're looking for a home with 3 bedrooms and you have children, then be sure to see this property close to living room, an ideal place for outdoor living. This is a 2 story home with 2 baths. Perfect for large family and priced below market. #119

☆ OPEN HOUSE THURSDAY ☆

This huge 4-bedroom home will be open from 4-7 p.m. Thursday for you late shoppers. It's vacant and available for quick possession. Bob Morris will be on duty to answer your questions at 1639 Arlington Ave. Only \$23,950 full price.

FEATURES GALORE

- 3 bedrooms
- Family room
- 1 1/2 bath
- Built-in range and oven
- Fireplace
- Forced air heating
- Carpeting throughout
- Blue Haven Pool
- Sprinklers
- 2-car garage
- Much more
- Only \$26,500. #122

G.I. RESALE

Walk to Del Amo Shopping from this attractive 2-bedroom, 1 1/2-bath home. Wall to wall carpeting in living and dining rooms, knotty pine cabinets in kitchen and a big G.I. loan you can take over with payments of \$102, including taxes and insurance. #119

TWO FOR ONE

Big 3-bedroom and den home located on big 82 x 239 lot, has a one-bedroom rental in the rear plus a big fenced-in kidney shaped pool. It's a swell property to raise children on. See #132

Home Hints

"WHAT IS AN ESCROW?" In today's column we will attempt to give you a brief explanation of what an escrow actually is.

Practically all Real Estate transactions in California, whether a sale, loan, lease or exchange are completed by means of an escrow.

An escrow, simply defined, is where money and documents are deposited by two or more persons with a third party, (who is known as an escrow holder), together with certain instructions.

These instructions govern the use and delivery of the money and documents which are held in escrow until all conditions of the instructions have been satisfied.

The escrow holder is actually a stakeholder, wherein all of the interested parties in an escrow, such as buyer, seller, a trust deed holder, lien holder, or a party with a claim, will deposit the necessary documents in escrow in order to release their interest, upon payment to them of a certain consideration; which then enables the escrow holder to deliver to the buyer or a deed from the seller conveying certain property free from any encumbrances except those agreed upon; and further enables the escrow holder to deliver to the seller the sum of money also agreed upon.

In order to have a binding escrow, all parties must first write escrow instructions and of course, all parties to an escrow must be legally competent to execute such instructions.

Read my column every Thursday and Sunday in the Torrance Herald. If you have any questions you would like answered, feel free to write me: Fred L. Fredericks, Fredericks Realty.



BEN NODAVICA
BROKER



JOE BARICK
SALESMAN



BEN CLARK
BROKER



RAY POWELL
SALESMAN

2 Blocks West of Hawthorne Blvd. — Torrance
Open Daily 8 am to 8 pm FR 8-8447
Saturday and Sunday until 7 p.m.

4126 Sepulveda Blvd.

Luxury Lovers

Executive type 3-bedroom and family room with fireplace, dishwasher and intercom. Carpeted and drapes throughout and an 18x40 heated and filtered pool. Has existing \$22,000 loan at 4 1/2% \$212 a month. Priced to sell this weekend at \$27,000. Listing # 2134.

Why Rent?

Trade your boat, old car or camping trailer for this 2 bedroom home. With detached garage, new guest room. Generous sized fenced lot, newly re-carpeted interior. \$19,200 with \$1,400 down, or submit what have you.

Tree Lined Street

A fine 2-bedroom, located on corner lot. Above Harbor Pines. Has built-in oven and range, service porch and patio. Listing #2135.

Charming 2 Bedrm.

And separate dining room and fireplace. Has a nice candy striped carpeting. Open house Sunday. Listing #2099.

Roy Shaw, Realtors
1303-05 W. Pacific Coast Hwy.
DA 6-3461
FR 8-4609 EVES. FA 8-0491 DA 6-9353

HOMES FOR SALE 90

Eye Popper

Gorgeous 2-bedroom. Quality carpets and drapes. Venetian blinds throughout. Tile in kitchen and bath. Covered patio. Located on beautiful tree-lined street. A steal at \$18,250. 10% down or submit on down.

Land, Lots of Land

Fantastic 2-bedroom. Over 3,000 sq. ft. Shiny hardwood floors, huge 60' x 165' lot. Room for another unit. Cinder block wall. Double detached garage. 3-1 zone. Asking \$14,500. Submit on down.

2 on a Lot

Plus 15' x 30' heated and filtered pool. Charming 2-story home. 3 bedrooms, large kitchen, spacious carpeted living room, in huge 2-bedroom rental. Needs work but priced to sell. Only \$23,500. \$2,500 down, or trade in your smaller home.

No Down to G.I.'s

Several homes to choose from. All 3 bedrooms, queen-sized kitchen, fenced yards. Walk to schools and shopping. \$35 to \$55 per month. Includes taxes and insurance. Hurry! These won't last.

Rosenkrantz
REALTOR
23808 Hawthorne Blvd.
FR 8-8361

GET IN STRIDE...
GO CLASSIFIED

Merit Home

3 bedroom and family room with completely equipped kitchen, electric built-in oven and range and dishwasher. Deluxe interior systems throughout. Wall to wall carpeting throughout. Large living room with fireplace and log lighter. Only 2 years old. \$19,200 with \$1,400 down and 187th Street. \$26,900, 10% down. Listing #2095.

Privacy Personified

Delightful 2 and den on vast side corner lot, nestled in lawn and trees. At a modest price. Exceptionally nice with a step-down, 18x20 den with fireplace and knotty pine paneling. \$19,500 full price. Listing #2117.

Designed for Living

Extra spacious rear living room with stately corner fireplace. Sliding glass door to covered patio. A convertible den off living room, wall to wall all wood carpeting with 10-year guarantee in living room, den, hallway, 3 bedrooms, 2 baths, and a large porch. \$23,900. Listing #2106

County Area - Low Taxes
Lovely home, 2 large bedrooms, 1 1/2 baths, natural cabinets, disposal, large family room with beautiful fireplace, ash paneling, custom drapes throughout, hardwood floors, carpeting, double garage, corner lot, block wall. Priced to sell. Won't last long.

Ready to Sell

3 extra large bedrooms, 2 large hardwood floors, carpeting, covered patio, double garage, fruit trees. \$18,950, 10% down.

G.I.'s No Down

2 large bedrooms, hardwood floors, 2-car garage, covered patio, fenced yard. \$14,950.

4 Bedrooms and 2 Baths

Large kitchen, disposal, hardwood floors, carpeting, custom drapes, garage. Nice landscaping. \$18,500. \$18,500. Will pay G.I. or FHA points.

Vacant - Must Sell

Make offer on down and total price. 2-bedroom and den. Attractive brick work, aluminum siding, quiet neighborhood.

Good For Rental

2-bedroom, large kitchen, disposal, double garage, fenced yard. \$12,750. \$1,500 down.

Western and 23rd

POTENTIAL BUSINESS ZONE 1,500 sq. ft. 3-bedroom, den, family room, built-ins, 2 full baths, carpeting, garage. Patio. Wants offers.

HAZEL WRIGHT
REALTOR
22945 ARLINGTON AVE.
DA 6-3411
EVES. DA 6-4457

Taft Allen

Southwood

Tip top condition, 3 bedroom, 2 bath home with carpets and drapes. Call us, we are proud to show this one.

Home and Heated Pool

Extra nice 3 bedroom home. Good Torrance location. Outside dressing room, an ideal place for outdoor living.

4 Bedroom Family Room

This is a 2 story home with 2 baths. Perfect for large family and priced below market.

2 on a Lot

Good investment. Live in one, and let the other pay for information.

Income Units

You may trade your equity in your home for income property. Call one of our qualified salesmen for information.

Taft Allen, Realtor

20125 Hawthorne Blvd.
FR 1-5505

GET IN STRIDE

GO... CLASSIFIED

FA 8-4000

You Can Buy Happiness

Lovely 3 bedroom, 2 bath home in Hollywood Riviera, near Newton School, 2 blocks to South High. Priced to sell quickly. Only \$19,950 on very easy terms.

Alyce O'Rourke Realty

23870 Hawthorne Blvd. (at 101 Hwy.)
AT THE SIGN OF THE SHAMROCK FR 5-0529

VETERANS—USE YOUR GI OR CAL-VET.

We also specialize in FHA.

4 AND DEN Plus Rumpus

2,100 sq. ft. of spacious living in this 4 bedroom ranch home with big den and tremendous rumpus room. Extra large family kitchen with built-in fireplace, forced air heat, 1 1/2 baths, and beamed ceiling throughout. The lot is large, 60 x 150 — plenty of room for pool. You must see this one to believe it. \$2,900 down. FR 1-3535

3 AND RUMPUS \$19,950

Take over large GI loan and \$102 per month pays everything on this extremely nice 3-bedroom, 1 1/2-bath home in Southwood. Newly redecorated, beautiful wall to wall carpets and drapes, large rumpus room. A real value. FR 1-3535

PRESIDENT MODEL 4 and Family

Just listed, this popular plan in Southwood homes. Located on quiet street, large family room, built-in, 4 big bedrooms, 2 baths. Drive by, 1 1/2 baths. Asking \$27,950. FR 1-3535

OWNER ANXIOUS Patio Model

Just reduced the price on this beautiful home in Southwood. Quick possession, 3 bedrooms, 2 baths. Drive by, and give a call. 21815 Ansa, FR 1-3535

FR 1-3535 Anytime



3559 TORRANCE BLVD. (next to Post Office)

SO EASY TO BUY

This beautiful 2-bedroom, 2-bath home in a lovely neighborhood. Has built-ins, intercom, natural wood cabinets. Owner will accept 5% down for a trust deed. Open Sunday, 25304 Andrea, Lomita.

LOMITA REALTY

DA 6-0518
FA 8-5865

GATEWOOD ESTATES

From \$495 Down

Full Price \$18,995

- 3 BEDROOMS
- 1 1/2 BATH
- PULLMANS IN BOTH BATHS
- BUILT-IN RANGE AND OVEN
- COLOR CO-ORDINATED HOOD AND RANGE

- FORCED AIR FURNACE
- CARPETING
- NATURAL KITCHEN CABINETS
- TILE STALL SHOWER
- SEPARATE SERVICE PORCH

WALKING DISTANCE TO SCHOOLS AND SHOPPING

GRANT DEED TO BUYER

John R. Day Jr. Agent

Phone TE 5-5144 — Open Fri., Sat. and Sun. 'til 9 P.M.

ONE BLOCK E. OF MAIN, 2 BLOCKS NORTH OF CARSON ON DOLORES ST.

BIG FAMILY 3 Bdrm. - Plus Double Den

EQUIVALENT TO 5 BEDROOMS

1 1/2 baths — Electric Builtins, Birch Cabinets. — Dishwasher. — Coved Linoleum. — Disposal. Lots of tile in kitchen and bath.

Nylon Carpeting — Drapes. Plaster Walls. Hardwood floors. Immaculate condition. Sprinklers. — 2 1/2-car garage. Storage shed. Large double yard.

Reduced to \$20,950

FHA AVAILABLE ON 208711—NEAR WESTERN FA 8-5956

SMALL RANCH

For Large Family 4-Bedroom and den, dining room and rumpus room. Ample space for growing family. Nicely situated on approximately 1/2 acre. This comfortable home sits well away from stables, corral and pack room. Oh yes! the price only \$27,000. Owner has bought another home. Hurry, this is nice. Call today.

Pacific Plaza Realtor FR 8-8441

BEST BUY IN ROLLING HILLS. 3-BEDROOM 3 BATHS. 2 FIREPLACES. 180° OF UNOBSTRUCTIBLE VIEW. ROOM FOR POOL. HAS LARGE EXISTING G.I. LOAN. CAN BE PURCHASED FURNISHED OR UNFURNISHED.

OVERLY PROUD IS WHAT YOU'LL BE AS THE OWNER OF THIS 3-BEDROOM, 1 1/2 BATH, WITH LARGE YARD FOR THE KIDS TO PLAY. OWNER WANTS \$2,500 DOWN.

DESIRABLE 3-BEDROOM, 1 1/2 BATH, LARGE FAMILY ROOM INTERCOM, FIREPLACE, FORCED AIR HEAT, LARGE BREAKFAST BAR, CLOSE TO GARDENA HIGH SCHOOL.

EXCITINGLY DIFFERENT IS THIS 3-BEDROOM, 1 1/2 BATH, WITH FAMILY ROOM. CAN BE PURCHASED WITH LOW DOWN. WILL BE VACATED SOON. CALL FOR MORE INFORMATION.

NOW IS YOUR OPPORTUNITY TO HAVE A 2-BEDROOM WITH LARGE KITCHEN, DOUBLE DETACHED GARAGE, WITH 1 1/2 BATH, LAWN SPRINKLERS, FRONT AND REAR, BLOCK WALL, WATER SOFTENER. BROKER - QWENI.

BODEN REALTOR 4727 Torrance Blvd. — FRontier 1-7081

Last Of Its Kind

3 BEDROOM FERN-GREENWOOD SCHOOL AREA LARGE LOT

Ideal For Adding To Call FA 8-9146

2308 W. 166 St., Torrance

BEAUTIFULLY LANDSCAPED. Fully carpeted, natural wood cabinets, 3-bedroom, 1 1/2 baths, Lami and 2-car garage. Sprinklers. Near school. Will take 2nd if necessary. DA 8-8626 Weekends or Evenings

IDEAL FOR LARGE FAMILY

3 bedrooms and family room (16 x 20'). Also large covered patio, corner property, walking distance to grade school, high school and Junior high. Priced at only \$20,950, at \$2,100 down.

WE HAVE 3 BEAUTIFUL HOMES IN SOUTHWOOD

One has fireplace, corner property, beautiful carpet, double detached garage; another is 3 bedrooms, 1 1/2 baths, wall to wall carpeting, front patio, large yard, priced for quick sale. The other one is located on a lovely tree-lined street, newly decorated, 3 bedrooms, 1 1/2 baths, only 2 blocks to grade school. These are choice properties and will not last long. Call for further information.

ONE ACRE VACANT LAND SOUTH TORRANCE

165 x 238'. Can be divided into 3 lots. Will sell for \$10,000 each, or can be purchased with a good possibility of street being put through back part of property and divided into 6 lots.

CLOSE IN DOWNTOWN TORRANCE

3 bedrooms, 1 1/2 baths, 2 blocks to the Torrance elementary school, high school. As an additional house in rear needs repair and paint, can be made into a nice rental. \$1,600 down. Full price \$18,500.

CHOICE LOCATION IN NO. TORRANCE

3 bedrooms, fireplace, attractive kitchen with all built-ins, separate service porch, quiet neighborhood, fenced back yard. \$3,999 down will handle.

NEAR LOMITA DOWNTOWN AREA

Has older 2-bedroom home, needs paint. Zoned R-2, lot 50' x 145', room to build additional units. \$12,500 will handle. Owner says property must sell once.

\$1500 DOWN

Will buy you an excellent 3-bedroom, 1 1/2 baths, wall to wall carpeting, extra large kitchen, double detached garage, walking distance to grade and junior high school. \$15,000 is a good asking price.

VAUGHN

DEL VAUGHN REALTOR

2 Offices to Serve You

Open Evenings 'til 7 P.M.