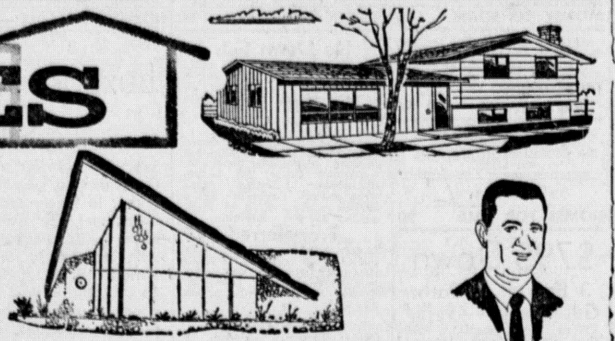


ONLY THE HERALD HAS AUDITED CIRCULATION COVERAGE OF TORRANCE - - GO WITH THE LEADER!!

# 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

### HARBOR LIGHTS

Enjoy a full view of the harbor from this beautiful 3-bedroom, 1½-bath home. It's only 6 years old, located on a corner lot, has double garage and excellent financing available. Full price only \$24,900. #111

### GEORGE'S DREAM

Can be your dream, too. It's a 3-bedroom and family room Merit resale. Some features include wall to wall carpeting, built-ins, 1½ baths, fireplace, sprinklers, and in excellent condition. Full price, \$23,500. #121

### 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 \$1,000 down for F.H.A. and have payments less than rent. Full price only \$18,950. #110

### BIG BEN'S SPECIAL

Here's a lovely big 4-bedroom, 1½-bath home in the shadows of Sears Del Amo. It has wall to wall carpeting, fenced rear yard and big 2-car garage. Full price, \$21,950 and FHA terms OK. #126

### M-1 LOTS

4-M-1 lots in a row, 25 x 120. Each on Semi-busy street in Gardena, near new San Diego Freeway. All lots priced at \$20,250 or submit your trades. #107

### LES' GEM

Here's a gem of a buy if you ever saw one. This home has 3 bedrooms, 1½ baths, wall to wall carpeting, big 2-car garage and only 2½ years old. Full price, \$18,600. Easy terms. #105

### STU'S PLUNGE

Right here in Southwood a beautiful 3-bedroom, 1½-bath home with 12 x 22 heated pool. This home has that extra oomph and features galore. Full and complete price, \$25,200. #110

### LITTLE BEN'S CORNER

Located in North Torrance this dreary 2-bedroom and family room home has corner adaptability, plus privacy. Only 1 year old and in better than brand new condition. #112

### RALPH'S RETREAT

This is a big 2-bedroom and den home on an 82 x 228 lot with an extra one-bedroom rental unit in the rear and a beautiful kidney-shaped pool. One look and you will want it for your retreat, too. #132

### RAY FLIPPED

When he listed this 2-bedroom Southwood home, and one look will flip you, too. It has draperies, carpeting, hood over stove, sprinklers and priced at only \$19,750. #114



### We Welcome Your Visit to Our Open Houses

OPEN HOUSE 1 TO 5:30

VACANT: Big 4 bedroom home in Southwood. Many exciting features we are sure will please you. Joe Babick on duty at 20705 Vaccaro. #131

EXECUTIVE HOME: Has 4 bedrooms, 3 baths, swimming pool and loaded with extras. Ben Nowatka will greet you at 16919 Fonhill. #138

NEAR NEW: 4 bedroom home has rear living with picture window, built-ins and a host of extras. Talk to Russ Amado at 1711 Messina. #129

NEAR SEARS: Big beautiful 3 bedroom home has 3 baths, big yard with 2 car garage and rear schools. Cy Webber will answer your questions at 21702 Talisman. #134

SOUTHWOOD: 3 bedroom, 1½ bath has knotty pine kitchen cabinets, big spacious bedrooms, wall to wall carpeting and 2 car garage. See it with Stu Josephs at 3913 Sepulveda. #119

DANDY 2 BEDROOM: Located close to lots of major industry and just about everything Ray Powell will talk to you at 1731 10th Street, Manhattan Beach. #104

NORTH TORRANCE: Beautiful 3 bedroom, 1½ bath home in untouched condition. Ben Clark will be at 2809 W. 167th Street. #120

SO NICE: Delightful 3 bedroom, 1½ bath home is so nice it will make you melt. Be sure to see it with Dewey Mahudra at 21909 Linda Dr. #101

### Home Hints

**"ZONING"**  
Zoning is the division of land into areas called zones, and the designation and control of the use which is made of the land within each of these zones. Established by city and county authorities, zones dictate specific standards as to character and location of structures, and prohibit business and trade buildings in designated areas.

The purpose of zoning is to protect the health, safety and general welfare of the community by assuring sufficient light and air through control of building height and yard area requirements. It provides a proper space for each type of activity and separates uses which might conflict. Off-street parking is required to help reduce traffic congestion in industrial and some commercial areas and for spaces of public assembly.

The most common zones are R-1, R-2, C-1 and M-1. Generally speaking, R-1 means one family dwellings, R-2 designates two family dwellings, C-1 is multiple dwellings, C-1 is for limited commercial use and M-1 is for limited industrial uses.

Zoning restriction cannot be created for the benefit of any particular group, nor discriminate against another. Unless an area develops with good zoning, undesirable conditions may result which are very difficult to correct.

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 NOWATKA BROKER



JOE BABICK SALESMAN



BEN CLARK BROKER



RAY POWELL SALESMAN

2 Blocks West of Hawthorne Blvd. — Torrance

4126 Sepulveda Blvd. Open Daily 8 am to 8 pm FR 8-8447

Saturday and Sunday until 7 p.m.

### Something For Everyone!

**Two Lovelies In Torrance Plaza!**  
A roomy 1,300 square feet in this exquisite 3 bedroom and den home. Built-ins, covered patio with BBQ, breakfast bar. Wall to wall carpeting, including one bedroom. Near Madrona Square. A truly magnificent home for the price.

**Two Beauties In Torrance Gardens!**  
A 3 bedroom plus family room home with fireplace. Schools, shopping close by. Fenced. Kitchen range included. Asking just \$2,500 down.

**Central Torrance!**  
This large 2 bedroom and den has everything for gracious living. Built-ins, wall to wall carpeting, built-in range and oven, lovely fireplace, etc. Really beautiful and priced to sell.

**Madrona Square!**  
ASKING ONLY \$24,950 for this epic and span 1,600 sq. ft., 4 bedroom, 2 bath home. Separate dining area. Built-in range, oven and dishwasher. Fireplace and wood paneling in living room. Also has electric controlled sprinkler system. Recently repainted in and out.

**Big Rooms!**  
In this 2 story, 3 bedroom, plus family room home, with 2 baths. Built-in range and oven, dishwasher and microwave. The price for all this? Asking only \$24,500.

**North Torrance!**  
A stone's throw from Elson Elementary and North High. Near shopping. Ideal distance from freeway. This contemporary modern 4 bedroom, with large fenced garden, is perfect for a growing family from infancy through teens. Has built-ins, two baths, fireplace, etc. Wall to wall carpeting and affords a very unique entry to home. Excellent existing FHA can be assumed. Price to sell.

**Old and Choice!**  
In downtown Torrance, a very well maintained 3 bedroom on an 8-2 lot. New wall to wall carpeting in living room. Good wall to wall carpeting in 2 bedrooms. Priced right. Only \$2,000 down.

**Choice and Low Taxes!**  
A beautifully developed 2 bedroom and den, plus 1½ car garage. Lovely covered patio, landscaping, brick planters and black wall fence. With a low down, you can assume the very good existing loan. Payments only \$88.00 per month.

**Under Market!**  
Located in a fine section of the low tax county area. A 3 year old, 3 bedroom, 2 bath cedar rustic home. Needs some paint and the price allows for it. Call us. You'll be glad you did!

We Have Available, FHA and G.I. Financing  
**KEN MILLER REALTY**  
1503 Crenshaw Blvd. Torrance FA 8-1049  
Lomita DA 6-3555  
1955 Pacific Coast Hwy.

**FLASH!**  
Southwood Estates owners who wish to sell should call ALYCE O'ROURKE REALTY TODAY! We need your listing and we will tell you honestly, our opinion on the price of your property will bring. If you need your cash, we can sell your property on this basis.

**Alyce O'Rourke Realty**  
23870 Hawthorne Blvd. (at 101 Hwy.)  
AT THE SIGN OF THE SHAMROCK FR 5-0529

**Rent or Trade—PHONE FA 8-4000**

**Clayton REAL ESTATE FA 8-0800**  
FR 8-7273 FA 8-3490

**frances REAL ESTATE**  
2276 Torrance Blvd. FA 8-0421

3-BEDROOM stucco on corner lot. Hardwood, tile, 2-car garage. \$17,200.

4-BEDROOM, 2-story home with small rental in rear. Best location near Torrance Memorial Hospital. 2 blocks to town. \$21,500.

SOUTHWOOD, 3-Bedroom 1½ bath home in excellent condition. 2-car detached garage, corner lot. \$19,900.

TRIPLEX, 2 bedrooms each on extra large lot. Rooms for more units. 3-car garage. \$26,600.

TORRANCE PARK AREA—See this spiculous 2 bedroom and 12x19 den with fireplace, large lot. Close to schools. Full price, \$17,500.

SOUTH TORRANCE. Custom-built extra large 1,850 sq. ft., 2-bedroom and den. Built-ins and other extras. Spotless. 2 years new. \$31,000.

HOLLYWOOD RIVIERA Location. 6 unit apartments, fully rented, including 2 bedrooms, shows good income. Full price, \$74,500. \$15,000 down.

SPANISH STUCCO, 3 bedrooms, 2 baths, hardwood tile, 2 patios, 1 with fireplace and BBQ. Close to Nativity school. \$18,950.

DUPLEX, 2 bedrooms each central Torrance, 2 car detached garage.

4 BEDROOM, den and covered enclosed patio, on R-2 corner in central Torrance.

Custom built large 2 bedroom home. Separate dining room, fireplace, water softener, hardwood floors, BBQ, patio, lake house. Double garage on alley. Fenced yard. One block to high school. Price, \$21,950.

2 on a Lot  
3-bedroom, 1½-bath, plus 2-bedroom, 1½-bath rental on rear. Easy walking distance to downtown Torrance and Catholic Church. Don't be too late. Call for appointment today. Price, \$19,995

G.I. Resale  
A Section Where Every Street is Picture of Loveliness

Low down to large G.I. loan. Below only \$132 per month including taxes and insurance. 3-Bedroom and family room. 2 baths, wall-to-wall carpeting, drapes, patio and many more features too numerous to mention. # 132.

Interested in Pasadena?  
Beautiful 7 room, 3 bedroom executive home. Has approximately 2,400 sq. ft. Has many features too numerous to mention. Full price, \$52,000. Call for further information.

You Want to Fix Up and Make Money  
In North Redondo. Lot size 44x150, has 1 full bedroom, plenty of potential. Full price only \$10,500. # 128

Vacant Homes  
3 bedrooms, immediate possession, forced air heat, and built-ins. Call for further information. #107.

Near Guadalupe School, Shopping and Transportation to L.A.

Real clean 3-bedroom, 1½-bath, modern built-in kitchen, full service porch, nicely landscaped. Don't miss this. #109

South Shores New  
An executive neighborhood of prestige homes with ocean view. Large 7 room with 3 bedrooms, 2 baths, extra large modern kitchen, dishwasher, forced air heat, 2 fireplaces, patio and many more features. Near Catholic and public schools. #102.

In A Park-like Neighborhood of Well Kept Homes  
3 bedrooms, large fireplace, 2 baths, all modern built-ins in large family-style kitchen, drapes throughout, forced air heat, and many more features too numerous to mention. Good financing. Will go FHA if you prefer. #105

Income Units  
You may trade your equity in your home for any of our hundreds of listings. Call one of our qualified salesmen for information.

**Paradise Realty**  
WE SPECIALIZE IN FHA, G.I. AND CAL-VET FINANCING

5500 TORRANCE BLVD. ACROSS FROM TORRANCE DRIVE-IN THEATER  
FR 1-4621 Open 9 'til 9 SP 2-2795

CARSON and NORMANDIE  
BE CLOSE TO NEW SHOPPING CENTER 3 BEDROOM, 1½ BATH, INTERCOM, FAMILY ROOM, BUILT-INS, WALL TO WALL CARPET, HAS LARGE EXISTING G.I. LOAN OF \$16,750. AT \$12,900 INCLUDING TAXES AND INSURANCE. 5½% INTEREST. 1218 14TH ST.

4 BEDROOM KON TIKI  
OUTSIDE LIVING INSIDE IS WHAT YOU'LL HAVE HERE. BEAUTIFUL DRAPES AND CARPETS THROUGHOUT. EXECUTIVE TYPE SOUTHWOOD ROYALLE LOCATION. ONLY \$5,000 DOWN OR TRADE IN YOUR SMALLER HOME AT MARKET VALUE. 4308 230TH PL. TORRANCE

NEAR GARDENA HIGH  
DON'T OVERLOOK THIS 10% DOWN, 3 BEDROOM, 1½ BATH HAS FIREPLACE, FAMILY ROOM, BUILT-INS, INTERCOM, FORCED AIR HEAT, LARGE BREAKFAST BAR, LOCATED AT 119 RUMHOLD ST. GARDENA. DRIVE BY AND THEN CALL OFFICE TO SEE.

ROLLING HILLS ROYALLE  
ESTIMATE THAT IS OUT OF THIS WORLD. 3 LARGE BEDROOMS, 3 BATHS, 2 FIREPLACES, FORCED AIR HEAT, DISHWASHER, INTERCOM SERVICE PORCH. HAS 1,980 SQ. FT. OF LIVABLE AREA. 17' TTS PRESERVE YOU WANT LOOK NO FURTHER. 2181 RONNARD NEAR WESTERN AVENUE

BIG YARD — TORRANCE  
NOW IS YOUR OPPORTUNITY TO HAVE A 3 BEDROOM, 1½ BATH, WITH LARGE YARD DOUBLE DETACHED GARAGE. LOCATED AT 5539 HALIBON ST.

**BODEN REALTOR**  
4727 Torrance Blvd. — FRontier 1-7081

**Taft Allen**  
Vacant

Full price only \$12,750, for this nice 2 bedroom home on a 30 x 180 lot. Good North Torrance location close to South Bay shopping center. Submit on down payment.

2 on a Lot  
Good investment. Live in one and let the other pay you. A good way to build an equity fast. Call for location and information.

Hollywood Riviera  
This split level, 4 bedroom & family room with an unfinished rumble room and hobby room. Fabulous view — priced below replacement value. Hurry on this one!

4 Bedroom and Family Room  
Good North Torrance location close to South Bay shopping. 2 stories with 2 baths. Perfect for large family. It is open, call office for address.

Income Units  
You may trade your equity in your home for any of our hundreds of listings. Call one of our qualified salesmen for information.

**Taft Allen, Realtor**  
20125 Hawthorne Blvd.  
FR 1-5505

No Down to G.I.'s  
3 bedroom. Near new. 1½ bath home with built-in oven and range. Has wall to wall carpeting, covered patio, sprinklers front and back. \$8 per month plus taxes and insurance.

Home and Income  
On this tree lined quiet street, 1 3-bedroom and a 1 bedroom. Close to shopping and schools. Try \$2,000 down.

4 Bedrooms  
2 bath home close to Broadway and Sears shopping area. Professionally landscaped with loads of trees and shrubs. Park like rear yard. Exceptionally clean home with many extras. Try 10% down.

**SANDS**  
FR 1-2461  
5135 TORRANCE BLVD.

CLASSIFIED AD RESULTS ARE SWELLI! CALL FA 8-4000

**The Wise Old Owl**  
Says "Who wants to end up at the end of the year with a stack of rent receipts? You can buy this clean 3 bedroom home, on a 50 x 100 lot, with an alley, for only \$13,950. A small down payment. In North Torrance. Call for information."

No Down to G.I.  
3-bedroom, 1½ baths, on a beautiful street in Southwood. Very clean with wall to wall carpeting, detached double garage. View of Palms Verde hills from back yard. Close to schools and Del Amo Shopping Center. Call for information on financing.

Income Property  
If you are interested in putting coversalls on your dollar bills, and putting them to work, call for information on our different types of income properties.

R-2 Corner Lot  
With 2-bedroom home and room to build another house. Only \$12,500 full price. Name your terms.

**LIPPARD REALTORS**

VA Approved Broker  
1632 Torrance Blvd.  
FA 0-3353

Anytime  
**Attention: G.I.'s**  
No Down Payment JUST CLOSING COSTS AND IMPOUNDS

4 bedrooms, 2 baths. Large kitchen, hardwood floors, carpeting, drapes. Garage. \$18,900.

3 bedroom, 2 bath. Extra large bedrooms, and closets, hardwood floors, covered patio, fruit trees, double garage. \$18,950. 21133 Royale Blvd. OPEN SUNDAY

Exceptionally nice 2 large bedrooms, 1½ baths, natural cabinets, family room, fireplace, carpeting and drapes, double garage. Block wall. \$18,950.

3 bedroom and den. VACANT. Immediate possession. Attractive brick work. Quiet neighborhood. \$15,500.

\$750 DOWN  
3 bedroom and den, hardwood floors, attractive brick work, fenced yard. Quiet neighborhood. \$15,500.

**HAZEL WRIGHT REALTOR**  
22945 ARLINGTON AVE. DA 6-3411

**CLOSE IN DOWNTOWN TORRANCE**  
3 bedrooms, large rumble room with fireplace, lots of shade trees and fruit trees, double detached garage on alley. This is an older home in a good district. Priced for a quick sale at only \$19,950.

**NEAR LOMITA DOWNTOWN AREA \$1500 DOWN**  
Will buy this older 2 bedroom home, needs some paint. 50 x 45 lot zoned R-2. Room to build additional unit, possible of being zoned to R-2. Owner says sell this property at once. Will accept all reasonable offers. House will be vacant this weekend.

**AN EXCELLENT BUY IN NORTH TORRANCE**  
A beautiful 3 bedroom with fireplace, 2 baths, in a very quiet neighborhood. Location excellent to schools. Can be handled with \$2,200 down.

**3 BEDROOMS, 2 BATHS SOUTH TORRANCE**  
This is real homey with Palms Verde fireplace in living room, separate dining area, beautiful kitchen with all built-ins, large separate service porch. Sliding glass doors to patio, built-in dishwasher, \$2,500 down to a new loan.

**READY TO GO INTO FORECLOSURE**  
We must sell this 3 bedroom, 1½ baths, nice carpeting, double detached garage, \$1,500 down and full price of \$15,000.

**SOUTHWOOD SPECIAL**  
Corner location, very attractive 3 bedroom, 2 baths, with fireplace, sliding glass doors to patio, ash paneling in dining area. Back yard fenced with block fence. Priced for a quick sale, \$2,100 down.

**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.

**VAUGHN DEL VAUGHN REALTOR**  
2 Offices to Serve You  
Open Evenings 'til 7 P.M.  
2018 W. Carson Street 23625 Arlington Avenue  
FA 8-9480 (Anytime) DA 6-1164

**BEECH AVE.**  
2 bedroom, single garage, full dining room, carpets, drapes, sprinklers in lawn. Near Nativity Church. One of the best locations in Torrance. Full price, \$17,950.

**Rose Craig REALTOR**  
"The Live Wire"  
2075 TORRANCE BLVD.  
FA 8-2225  
EVENINGS, FR 1-4224

**Duplex - \$18,500**  
2 2-bedroom units. Excellent rental location. Never vacant. Income \$190 per month. May trade for home.

**GENE MABRY**  
2226 W. 80TH ST. DA  
320-4366