

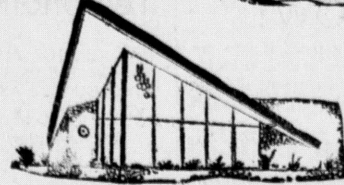
ONLY THE HERALD HAS AUDITED CIRCULATION COVERAGE OF TORRANCE - - GO WITH THE LEADER!!

PARADE OF HOMES



FREDERICKS

REALTY & ESCROW



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.

CY'S BARGAIN

Big Triplex consisting of 1 2-bedroom apartment and 2 1-bedroom apartments. It's all rented and stays rented. There are plans to add 5 additional units on the lot and it's only \$24,900 full price. #132.

RUSS IS HAPPY

About this darling 2 bedroom home. It has lots of cabinets, wall to wall carpeting, fruit trees, and close to the beach in Manhattan. Full price \$16,900 and easy terms arranged. #115.

M-1 LOTS

4-M-1 lots in a row. 25 x 130. 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, 1 1/2 baths, wall to wall carpeting, big 2-car garage and in a much in demand area. Full price, \$18,600. Easy terms. #105.

DEWEY'S MANSION

Will be your mansion, too. It's a big 4-bedroom and family room home with step-down living room, peg and groove floors in family room, built-in fireplace and many extras. Immediate possession if desired. #131.

BOB'S DELIGHT

Bob just listed this dandy home in the Gardena area. It's a Merit resale with 1 1/2 baths, electric built-ins, dishwasher, forced air heating, big double garage and in a much in demand area. #108.

STU'S PLUNGE

Right here in Southwood a beautiful 3-bedroom, 1 1/2-bath home with 13 x 32 heated pool. This home has that extra oomph and features galore. Full and complete price, \$25,200. #130.

LITTLE BEN'S CORNER

Located in North Torrance this dreamy 3-bedroom and family room home has corner adaptability plus privacy. Only 1 year old and in better than brand new condition. #113.

RALPH'S RETREAT

This is a big 2-bedroom and den home on an 82 x 229 lot with an extra one-bedroom rental way in the rear and a beautiful kidney-shaped pool. One look and you will want it for your retreat, too. #103.

RAY FLIPPED

When he listed this 3-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.

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

TRANSFERRED

Owner has been transferred and is leaving this beautiful 2 bedroom and den home. There's 1 1/2 baths, wall to wall carpeting, brick fireplace in den, 3 car garage and located in the heart of Southwood. Full price only \$22,900 and FHA terms available. #135

3 BATHS

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

JOE'S EXITED

And you will be, too, when you see this 2-bedroom home, located in Hawthorne. All hardwood floors, plastered walls, separate garage and priced at only \$14,950. Submit your own down payment. #116.

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 \$15,950. #119

GEORGE'S DREAM

Can be your dream, too. It's a 2-bedroom and family room Merit resale. Some features include wall to wall carpeting, built-in 1 1/2 baths, fireplace, sprinklers, and in excellent condition. Full price, \$22,500. #121.

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

BIG BEN'S SPECIAL

Here's a lovely big 4-bedroom, 1 1/2-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, \$23,500 and FHA terms OK. #125.

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.

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 places of public assembly.

The most common zones are R-1, R-2, C-1 and M-1. Generally speaking, R-1 means one family dwelling, R-2 designates two family dwellings, R-3 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



RALPH CAMERON BROKER



LESLIE MAAHS SALESMAN



CY WEBER SALESMAN



RUSS AMADO BROKER

HERE IT IS!

3 Bedroom, 1 1/4 Bath Swimming Pool!

Wow! Ready for immediate occupancy, with 15 x 32 swimming pool, 1,500 sq. ft. of livable space. Bar-B-Que, fireplace, wall to wall carpeting, drapes, etc. Asking \$20,950.

Torrance Gardens!

A 3 bedroom plus family room and fireplace. Schools and shopping close by - fenced yard - Kitchen range included. Just \$2,500 down.

2 Bdrm. on Cota Ave.

For only \$1,500 down you can buy this older home on R-2 lot. Seller will carry 2nd - Can add units. Call us for details.

Can Buy G.I.!

Here is a 3 bedroom, 1 1/2 bath that is vacant. Can buy with nothing down. Priced at \$19,500 - Built-in range and oven, forced air heat, wall to wall carpeting. - Come in and see this one!

Central Torrance!

This large 2 bedroom and den has everything for gracious living. Built-in wall to wall carpeting, birch paneling, lovely fireplace, etc. Really beautiful and priced to sell.

Corner Lot!

Drive to 2223 Clarklaine, Redondo. Beautiful 3 bedroom, 3 1/2 bath, 30x150 corner lot, \$150,000. Full price \$14,900. Ideal for small family. Payments good!

Spanish Stucco, 3 Bedrooms

2 baths, hardwood tile, patios, wall to wall carpeting, and BBQ. Close to Nativity school. \$19,850.

Duplex, 2 Bedrooms each

central Torrance, 2 car detached garage.

4 Bedroom, den and covered

enclosed patio, on R-2 corner in central Torrance.

Large gorgeous 3-bedroom

stucco, 3 baths, with oval pool. Some furniture included. Built-in kitchen, pretty yard, wall-to-wall and drapes, insulated and weather striped. Small down-No 2nd T.D.

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Old But Nice!

In downtown Torrance a very well home completely redone inside and out. Wall to wall carpeting. Only \$2,000 down.

Two 3 Bedroom Homes in Plaza!

Here are 2 exceptional homes in central Torrance - one with an added den - built-in covered patio with Bar-B-Que, breakfast bar, wall to wall carpeting. Low as \$15,950 sales price. And as low as \$1900 down.

Big Rooms!

In this 2-story 3 bedroom plus family room home with 2 baths, built-in range and oven, dishwasher and mixer. Only asking \$24,950.

In Kettler!

3 bedroom, family room with 1 1/2 baths, beam ceiling, built-in oven and range, dishwasher, large kitchen, fenced yard. \$26,900 down - Total sales price, \$24,500.

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frances REAL ESTATE

2276 Torrance Blvd. FA 8-0421

3-BEDROOM stucco on corner lot. Hardwood, tile, 2-car garage. \$17,500.

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 1 1/2 bath home in excellent condition. 3-car detached garage, corner lot. \$19,900.

TRIPLEX 2 bedrooms each on extra large lot. Room for more units. 3-car garage. \$26,650.

TORRANCE PARK AREA-See this spotless 2 bedroom and 1 1/2 bath den with fireplace, large lot. Close to schools. Full price, \$17,500.

SOUTH TORRANCE Custom-built extra large 1,600 sq. ft. 2-bedroom and den. Built-ins and other extras. Spot-leas. 2 years new. \$31,000.

HOLLYWOOD RIVIERA Location, 6 unit apartments, fully rented, 4 2-bedrooms, 2 1-bedrooms, shows good income. Full price, \$74,500. \$15,000 down.

SPANISH STUCCO, 3 bedrooms, 2 baths, hardwood tile, patios, wall to wall carpeting, and BBQ. Close to Nativity school. \$19,850.

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

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

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In Southwood Estates

Buy like this are few and far between, 4 and family room wall-to-wall carpeting throughout, drapes in living room and family room. This is not a slab. Has 2 baths, forced air heat and all modern conveniences you wish. Don't miss this. #141

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

Low down to large G.I. loan, balance only \$12 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.

Vacant Home

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, 1 1/2-bath, modern built-in kitchen, full service porch, nicely landscaped. Don't miss this. #109

Beautifully Kept

Values like this sell quickly, so call today for the best deal. The kitchen and tile bath, with full stall shower. Near new wall-to-wall carpeting, drapes in living room and den. Newly decorated in and out. Beautiful covered enclosed patio. Near schools and shopping. #110

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. Will go FHA if you prefer. #105

Income

2 homes on 1 lot in South Lomita, 50 x 125 lot with a 2 year old 2-bedroom stucco home and older 2 bedroom frame home. Double garage. 1 1/2 blocks from Western Ave. Full air conditioning to see. Selling price, \$17,500, with \$2,000 down.

Towne & Countrie Realty

DA 6-2476 2515 NARBONNE, LOMITA

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

3 bedroom, 2 bath. Extra large bedrooms, and closets, hardwood floors, covered patio, fruit trees, double garage. \$18,900. 2115, Royale Blvd. OPEN SUNDAY

Exceptionally nice 2 large bedrooms, 1 1/2 baths, natural cabinets, family room, fireplace, carpeting and drapes, double garage. Block wall \$18,500.

2 large bedrooms, hardwood floors, detailed, 2-car garage, fenced yard \$14,950. (To non-vets as low as \$5 down)

Corner Lot

Beautiful 3 bedroom, 1,200 sq. ft. 1 bath home, with tile kitchen, and bath, wall to wall carpet in living room, dishwasher in the kitchen and built-in bunk beds in one bedroom. Double garage, fenced yard. Priced to sell at \$16,950. Just \$1,000 down.

Move In Today

3 bedroom, with 1 1/2 bath home. Built-in wall to wall carpet, double garage, fenced yard, sprinklers in front yard. Priced to sell at \$17,500. Submit your trust deed as down payment.

Open House

3431 W. 226th Street, TORRANCE

Call today for appointment to see this immaculate 3-bedroom home 3 blocks from Hawthorne Blvd. and Sepulveda. Acoustic tile, living room and wall-to-wall carpeting and drapes, newly painted interior, block wall, sprinklers. Priced to sell this week-end only at \$20,950.

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\$750 DOWN 2 bedroom and den, hardwood floors, attractive brick work, fenced yard. Quiet neighborhood. Vacant. Immediate possession. \$15,500.

HAZEL WRIGHT REALTOR

22945 ARLINGTON AVE DA 6-3411

REAL ESTATE SALESMAN WANTED

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