

Homes for Sale

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RALPH CAMERON  
BROKER

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- Gardena Board of Realtors
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RUSS AMADO  
BROKER

## WE'RE IN A TIZZY

(and we don't tizzy easily) over this stunning 3-bedroom home. It's a quality built home with good, big rooms, cozy fireplace, double garage and in good Torrance location, only about two miles from the beach. Call today about No. 112. \$18,750 full price.

LESLIE MAHNS  
SALESMAN

## 4 BEDROOMS AND DEN

Not many homes this size available at such a low price. It has three baths, wall-to-wall carpeting, big family room, built-in range and oven and only one year old. Full price, \$27,950. No. 19.

BOB MORRIS  
SALESMAN

## \$1000 DOWN

Here is the buy of the week. 3 bedrooms with big kitchen, located near Sears and ready for immediate ownership. \$1000 down plus costs of about \$400 to new FHA loan and payments lower than rent. This one can't last long. Owner leaving state, so hurry. No. A-1.

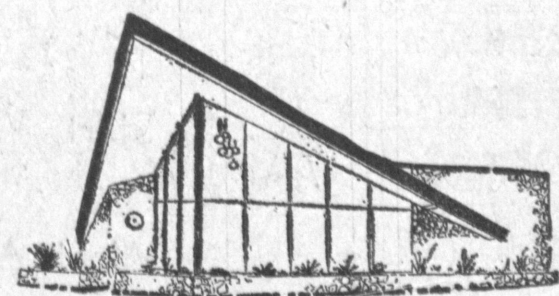
CY WEBBER  
SALESMAN

# 4126 Sepulveda Blvd.

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

# FREDERICKS

## REALTY & ESCROW

BEN NOWATKA  
BROKER

### 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.

## VALUE CONSCIOUS?

Darling 3-bedroom home with a huge kitchen, big, big bedrooms, wall-to-wall carpeting, excellent condition inside and out. Cement block fence, 2-car garage, and priced at only \$16,500 with low down. Ask about No. 106.

## MERIT RESALE

Here's your chance to own a big 4 bedroom home only 20 months old. Completely carpeted; has forced air heating, has big family room kitchen with built-in range and oven and so clean you will love it. Be sure to let us show you this beautiful home. Priced at only \$23,950 full price. No. 113.

## NEAR MAY CO.

Dandy 2-bedroom home in North Torrance near the May Co. Has wall-to-wall carpeting, insulated attic, new water heater, big yard with fruit trees and a big double garage. Priced for less than you think. No. A-3.

## CALLING ALL TRADERS

Select the home you like from our many listings and then trade in your present home just like you would a car. We take all the risks and you can sit back and take it easy, knowing your home is sold. Never any obligation if you would like to call or stop by and talk about this wonderful plan.

## DANDY 2-BEDROOM

This attractive 2-bedroom home is squeaky clean. Wardrobe closets in both bedrooms. Big, big kitchen and good sized yard with water softener. Priced to sell at only \$14,950, and easy terms. No. 107.

## POST CARD VIEW

Beauty of a 3-bedroom, 1½ baths. Has built-ins in kitchen forced air heating and a post card view of all of Torrance. Full asking price only \$22,500 with 10% down and payments less than rent. No. 108.

## JUST LISTED

Attractive 3-bedroom and family room home in tip-top condition and all quality construction. It has hardwood floors, plastered walls, 2-car garage, cement block fence. Close to schools, shopping and transportation. No. 110.

THIS SPACE RESERVED  
FOR YOUR HOME IN THE  
NEXT ISSUE

## LOADS OF OOMPH

Darling 3-bedroom, family room, 1½ baths, has built-in range and oven, forced air heating, fireplace, pegged hardwood floors, sliding glass door to rear and in excellent condition inside and out. Sound good? No. 105.

## BIG 3-BEDROOM

Sturdy 3-bedroom home, value packed. May need some fixing but you can submit nothing down if you're a vet or \$750 if you want FHA. Full and complete price only \$13,250. Ask about No. 43.

## HOME HINTS

### "IS IT REAL OR PERSONAL PROPERTY?"

When buying a home certain items are automatically included in the sale. These are referred to as fixtures and appurtenances and are considered as real property not to be removed by the seller unless specifically stipulated in the selling agreement.

A fixture is anything attached to the land by roots, i.e., trees, shrubs, embedded in it (i.e., walls, buildings), or attached to what is permanent by means of plaster, nails, bolts, or screws (i.e., breakfast nooks, garbage disposals, window screens, light fixtures, water softeners, wall-to-wall carpeting).

An appurtenance is anything which is by right used with the land for its benefit (i.e., right-of-ways, easements, passages for light, air, or heat).

Many disputes have arisen from the inability to differentiate between real property (that which is part of a sale) and personal property which may be removed from the premises. One court case, in particular, ruled that a TV antenna attached to the roof was not a fixture, but a part of the TV set to be removed by the seller.

As a general rule, anything that is attached to the land or building will be included in the sale. A wise buyer and seller will be sure all disputable items are clearly defined in the deposit receipt agreement. Your local Realtor is trained to anticipate these situations and eliminate any problems before they arise.

RAY POWELL  
SALESMANWALT BODEN  
SALESMANBEN CLARK  
BROKERJOE BABICK  
SALESMAN

Real Estate Loans 80 Real Estate Loans 80

## CONSOLIDATE BILLS

BORROW MONEY ON YOUR PROPERTY  
PAID FOR OR NOT  
1st & 2nd TRUST DEED LOANS MADE

★ Terms Arranged ★ We Come to Your Home  
★ Lower Than Legal Rates ★ Fast Action

### VERMONT MORTGAGE

Co. (Broker)  
Member Torrance Chamber of Commerce  
13909 S. Van Ness

FA 1-1544 DA 3-3555

Homes Built On Your Lot 84 Homes Built On Your Lot 84

### BAY MODERN

## BUILDERS

SERVES YOU BEST!

Licensed and Insured General Contractors  
Complete Building Service  
DESIGN — PLAN — DEVELOP — REMODEL  
Custom Homes Units or Duplexes

2 TO 9 UNITS BUILT ON YOUR LOT  
FREE CONSULTATION & COMPLETE BUILDING PLANS

100% FINANCING  
FREE ESTIMATES — NO OBLIGATION

CALL 376-3411

2109 Redondo Beach Blvd. Redondo

Now is the  
time to buy  
your new or  
used car check  
classification  
and  
for the best  
buys

## BUILD!

ON YOUR LOT!  
Spectacular home  
or rear yard income

SOLID, SPACIOUS 2-BDRM.  
HOMES ON YOUR LOT—\$4799.

2ND INCOME REAR YARD  
DUPLEXES ..... from \$2295

LUXURIOUS 4-BDRM., 2 BATH  
HOMES ..... to \$2295

—100% Financing—  
—Free Lot Inspection—

ONLOT, INC.  
1819 W. Imperial  
L.A. 47  
PL 6-9155

Hammond Chord Organ

Latest Model

With Percussion

Bench &amp; All Music

Included \$700

### 4 BEDROOMS AND FAMILY ROOM

1800 sq. ft., P.V. ESTATES  
Most charming, spacious livable  
home for your loved ones who  
wish the ultimate in gracious living.  
Only \$8500 down. \$201.36 per month.

OR  
4 Bedrooms and family room,  
1750 sq. ft. with all the modern  
appointments to make life a little  
easier for your enjoyment.  
Price \$27,000 with \$3000 down.

### COOL - COMFORT

Is what you'll have for the hot,  
dry days ahead to entertain your  
friends, relatives, in-laws and  
out-laws. Call in this large 3-  
bedroom, oversized living room  
with fireplace. Owner extremely  
anxious due to serious illness.  
Price \$22,000 with \$2300 down.

FOR SALES OR EXCHANGES  
GET

acquainted with this outstanding  
3 bedroom, 2 bath, with forced  
air heat, built-in range and oven,  
acoustic ceilings, completely  
carpeted and draped, rear living  
room with sliding glass doors  
leading you onto a 25'x25' slab  
patio in which 10'x20' has an  
aluminum covered awning. Near  
new shopping center. Price only  
\$19,950 with \$1995 down.

TO

have privacy and all the modern  
conveniences you must see this  
large 3 bedroom, 1½ baths, built-  
in range and oven, forced air  
heat, intercom, custom draperies  
throughout the entire home PLUS  
very expensive wall mirrors, rear  
living room with sliding glass  
doors for your convenience to  
truly enjoy outdoor living within  
this large covered patio plus nice  
BBQ. Heavy shake roof, double  
garage. \$20,250—10% down.

KNOW

A REALTOR SUCH AS ROYALTY  
REALTY WHERE BUYERS OR  
SELLERS ARE TREATED LIKE  
KINGS AND QUEENS. 33 OFF-  
ICE LISTINGS TO CHOOSE  
FROM.

### Royale

Torrance & Hawthorne  
Blvds.

FR 1-3531 — ANYTIME

Low Smith - Phyllis Ward  
Norma Gottschim - Dale Johnson  
Ray Ratazak - Sam Interelli

### TORRANCE PRESS

WANT ADS  
DA 5-1515

## ROLLING HILLS

MAGNIFICENT VIEW

3 BEDROOMS PLUS FAMILY AND LIVING ROOMS

2 BATHS—LARGE LOT

IMMACULATE—BY OWNER.

FR 5-0882

### Wilmington

Very nice 4 bedroom,  
1 3/4 baths home on  
quiet street. Only 7 yrs.  
old. Nice large yard  
with sheltered patio.  
Close to schools and  
shopping. Beautiful wall  
to wall carpeting in liv-  
ing room, hall and one  
bedroom. Priced less  
than most 3 bedroom, 1  
bath homes. Terms you  
can easily afford.

Robert L. Trujillo  
Realtor  
841 W. Pacific Coast Hwy  
TE 5-7135

### HOME LINE

Just Saw the  
Perfect House  
for You  
—Right Here on  
These Pages!

(Check Classification 80 for the  
BEST HOME BUYS

### INCOME

2 ON A LOT  
Reduced to \$26,000

Two 3-bedroom houses. Lot 60'x  
213'. One house is only 1 year  
old with w/w carpets, forced air  
heat, intercom, 2 full baths, etc.  
Good location, A-1 zone, horses  
acceptable. Gross income from  
both houses is \$3040 annually. A  
very good real estate investment.

McNary  
FR 8-4205

### 4-Bedroom

2-Bath  
Only \$1500 Down

Just the house for a large fam-  
ily! Dining area, hardwood floors,  
back yard enclosed with block  
wall, patio, double attached gar-  
age, has everything. All this and  
FHA 5 1/4% financing. This one  
you can't wait on! Phone for ap-  
pointment to see.

FA 0-2770

## Ken Miller Realty

1600 SQ. FT. PROVINCIAL

SPACIOUS LIVING WITH 3 BED-  
ROOM AND FAMILY ROOM,  
BUILT-IN RANGE AND OVEN,  
FIREPLACE, W/W CARPETS,  
BBQ, PATIO, BLOCK FENCED  
YARD, EXCELLENT FINANCING  
AVAILABLE. \$3000 DOWN WILL  
HANDLE THIS SANDY ACRES  
HOME.

SOUTH HIGH  
3-BEDROOM WITH WALL TO  
WALL CARPETS, FIREPLACE,  
DOUBLE GARAGE, FENCED  
YARD, CLOSE TO ALL SHOPPING.  
FULL PRICE \$17,950. \$1800 DOWN  
WILL HANDLE THIS ONE.

KETTLE KNOLLS  
3-BEDROOM CUTIE WITH LARGE  
REAR YARD, WALL TO WALL  
CARPETS, BREAKFAST BAR IN  
KITCHEN, QUIET STREET WITH  
LOTS OF TREES. SEE THIS ONE  
TO BELIEVE IT! PRICED AT  
\$15,950.

1955 Pac. Cst. Hwy.  
Lomita  
DA 6-3555

1503 Crenshaw Blvd.  
Torrance  
FA 8-1049

### 2 BATH BEAUTY

3 bedroom stucco home, newly decorated inside and out. New 6 ft.  
redwood fence and 2 car detached garage. Pin sharp lawn in rear  
yard. 1½ baths plus other extras in this immaculate home. \$15,500.  
Listing No. 2025.

R-3 LOT  
40'x140' with sewer in street. Priced right at \$4500. Listing No. 2061.

OCEAN VIEW—UNITS  
Older but nice 5 unit, all 1 bedroom and furnished. 135' frontage on  
South Gaffney, owner will finance with reasonable down payment.  
Priced at \$26,700. Listing No. 2029.

### Roy Shaw Realtors

1303-05 West Pacific Coast Hwy.

DA 6-3461

\$695 DOWN  
3-Bedrm. and Den

Owner very anxious to sell this  
stucco home with large covered  
patio, sliding glass doors, fruit  
trees, fenced yard, attached dble.  
garage and just a walk to school.  
Hurry!

23844 Hawthorne Blvd.  
Open 'til 9 p.m.  
FR 8-2294

\$495 DOWN  
Large 2-Bedroom

This charming home is located  
on 187th Street west of Crenshaw  
Blvd. It features stucco construction,  
lots of tile, immense drive-  
way, fenced yard and many other  
features. For appointment to see  
call

FR 0-3561

15929 Hawthorne Blvd.

Attractive 3 bedroom, 2  
baths, natural wood cabi-  
nets, large patio, fenced  
yard with detached  
garage. New price  
\$18,950

RITA K. HIGH  
Realtor  
304 Tejon Place  
Palos Verdes  
FR 5-8053  
Eves 5-8092, 5-1015

6-ROOM, 3-BEDROOM stucco, 1½  
baths, service porch, double at-  
tached garage, near South Bay  
Shopping Center. \$17,850. Vade  
Real Estate, DA 2-9276, FA 1-  
4842.

\$500 DOWN—Large 1 bedroom, car-  
peting, drapes, lots of tile, at-  
tached garage. Full price \$10,500.  
Call FR 0-3561.

23844 Hawthorne Blvd.  
Open 'til 9 p.m.  
FR 8-2294

3-BEDROOM, 1½ BATH  
\$19,500 FULL PRICE  
NEWLY DECORATED

Forced to sell this 3-bedroom  
stucco at a drastic price of  
\$11,995. Large rooms, fully fenced  
yard, close to school. Hurry on  
this bargain!

23844 Hawthorne Blvd.  
Open 'til 9 p.m.  
FR 8-2294

\$800 Dn.  
TO GI  
BY OWNER

3 BEDROOM, 1½ BATH  
\$19,500 FULL PRICE  
NEWLY DECORATED

FR 1-7248

For Motorcycle, Boat  
or Trailer

Lovely 2-bedroom home. Only 7  
years old, stucco construction,  
bath and plaster walls. Large liv-  
ing room. Lot 45' x 130'. Near  
schools and shopping. Full price  
\$11,500.

FA 0-2770

OWNER SELLING—52'x186 R-3 lot  
with clean 3-bedroom home across  
from Catholic Church & school.  
Good area for units. \$21,500.  
Phone DA 4-6065 any time.

Now you can buy large 3-bed-  
room home with huge kitchen.  
Tremendous rear yard. Near  
everything. Only \$75 a month in-  
cludes taxes and insurance.  
Qualified vets only.

Rosenkrantz  
Realtors  
23808 Hawthorne  
FR 8-8361

HOME WITH  
EVERYTHING!  
Planned for privacy & d  
comfort. 3 bedr  
1 3/4 baths, 20' x 0'  
rumpus room, wet lar  
tropical plants, double  
detached garage. High  
concrete block fence.  
Outdoor lighting. Full  
price \$21,950.

Fairhurst Realty  
OS 5-0341 SP 2-1087

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