

REALTY & ESCROW



Gardena Board of Realtors Torrance-Lomita Board of Realtors

of Realtors

 L. A. Board of Realtors— Southwest Branch

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Your Listing - Your Sale - Your Pur-· Hawthorne-Lawndale Board chase - Your Escrow - Your entire transactions are handled by capable, courteous, dependable personnel from beginning to end. No better service rendered-anywhere.



We Welcome Your Visit to Our Open Houses

OPEN HOUSES SUNDAY 1 TO 5:30

ELBOW ROOM: Pleasant 2-bedroom and den home on big 82x239 lot. Has swimming pool and one-bedroom rental. Inspect it with Bob Morris at 2233 West

BUDGET PRICED: 2-bedroom and den home near the heart of Torrance. Ray Powell will show it to you at 1533 West 216th St. No. 110. NORTH TORRANCE: 3-bertroom home near El Camino College, priced to sell at only \$17,950. Stuart Josephs will answer your questions at 16427 Wilkie. No. 115. BIG 4-BEDROOM. Vacant and ready to move right into. Be sure to see it today

at 16309 Arlington. Dewey Mohundro will be on duty. No. 124. 3-BEDROOM AND FAMILY ROOM: It's immaculate inside and out and you can see it with Ben Clark at 2809 West 167th St. No. 120.

DREAMIE: 3-bedroom and family room home, complete with carpeting, built-ins and many extras. Joe Babick will greet you at 5419 Michelle. No. 102.

COMPARE: The quality this lovely 3-bedroom home has to offer. You're sure to like it and you can see it at 21909 Linda Dr. and talk to Les Maahs. No. 101. CHARMING: 3-bedroom, 13/4 bath home within walking distance to Del Amo Center. George Beck will show you through. 3913 Sepulyeda Blvd. No. 119. HILLTOP RETREAT: Lovely 3-bedroom home, has big picture window, carpeting, drapes and built-ins and more. Talk to Russ Amado at 2614 Ridgeland. No. 118.

M-1 LOTS

Four M-1 lots in a row, 25x130 each, on semi-busy street in Gardena near new San Diego Freeway. All lots priced at \$20,250 or submit your trades. No

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 inlaws or just plain income. Full price \$22,995. No. 137.

TRANSFERRED

Owner has been transferred and leaving this beautiful 3 bedroom and den home. There are 11/2 baths, wall to wall carpeting, brick fireplace in den, 2 car garage and located in the heart of Southwood. Full price only \$22,900 and FHA terms available. No. 135.

HARBOR LIGHTS

Enjoy a full view of the harbor from this beautiful 3 bedroom, 13/4 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. No. 111.

FEATURES GALORE

• 3 Bedrooms

• Family room • 13/4 bath Built-in range and oven

Fireplace Forced air heating Carpeting throughout

• Blue Haven pool Sprinklers • 2-Car garage

• Much Only \$26,500. No. 122. 5 DELUXE UNITS

There's an owner's 3-bedroom, 1% bath plus four 2-bedroom rentals. All have carpeting, built-in range and oven, sun decks, patios and they're brand new. You may trade in your present home or we can arrange easy terms for you. No. 55.

BIG 2 BEDROOM

In Hawthorne near Hawthorne Christian School and the owner says make me an offer. It has hardwood floors, a big, pig kitchen and fenced-in yard. Full price only \$14,950. No. 116.

MERIT RESALE

One of those beautiful Merit homes we know you will enjoy. It has 3 bedrooms and family room with 134 baths, completely carpeted, has built-ins, sprinklers and lots of lovely landscaping. Fullprice only \$23,500 and asking \$3000 down. No. 121.

3 BATHS

G.I. resale has 3 big bedrooms, 3 bathswith lovely carpeting and draperies, cement block fencing, 2 car garage, fruit trees and lots of extras. Submit your trades for smaller income properties. Full price only \$21,500. No. 134.

JUST LISTED

Hilltop 3 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. No. 140.

2 Blocks West of Hawthorne Blvd. - Torrance

HOME HINTS

Mrs. J. Otto asks this question: "How Can I Finance a Home Improvement?"

There are several ways to obtain money for making improve-

ments on your home, (i.e., adding a bedroom, remodeling the kitch en, building a garage). The prob-lem is to find the least expensive of these available methods. If you have a large equity in your property and wish to keep your monthly payments low, your best bet would probably be to re-finance with a Savings & Loan. Placing a second trust deed on your property is extremely expensive and should be a last resort measure, especialy if you must go on the open market for the mon-

ey. A home improvement loan by your banker is an excellent way to secure funds, and you will find him very cooperative if you have a reasonable amount of equity in your home. I believe the best method available is to secure an F.H.A. Title I

loan. The interest rate is lower than the others mentioned, and there is na balloon payment. The charge for placing this loan is us-ually less than \$15.00, the cost of paper work involved. The maximum amount usually loaned on a single family residence is \$5,000. Many banks will not make this type of loan and offer as a substitute their own home improvement loan at a higher interest

Before securing any kind of loan, it would be wise to consult your Realtor, who is familiar with all types of available financing. He can advise you as to which method would best suit your particular needs. Upon request I will be happy to recommend banks who still make F.H.A. Title I loans.

Read my column every Wednes-day and Sunday in Torrance Press. If you have any question you would like answered, feel free to write me: Fred Fredericks, Fredericks Realty.



SALESMAN







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

TODAY Frank Guiliano DA 4-1157 20947 Brighton Ave. 24 Monticello Dr. and OS 6-2501 Selma A. Davis 21228 Normandie DA 6-7175 711 S. Juanita .McEwen .. 13014 Cordary On Lot Builders PL 6-9155 OS 6-0171 22108 Nicolle Zaccaglin Realty. Marsden-LeDoux 2521 Ridgeland Rd. Realtors DA 5-3090 Key Realty DA 5-1762 4703 Michelle Dr. DA 6-2734 Don Borden 2658 Dalemead

Lucile Valek

PAY LESS! — BUY NOW! South Torrance!

Torrance Gardens!

1643 West 218th St.

Loyely 3 bedroom home with wall to wall carpets, drapes, fenced yard, sprinklers, dishwasher, close to schools. \$2000 down. Vacant! XInt. Condition!

Yes, ready to move into is this a bedroom, 1% bath home. Seller will self on GI and pay the points. Buth-ins, fireplace, wall to wall carpets, drapes, fenced yard. Only \$19,900. Buill-in range and oven, wall to wall carpets, 20'x36' covered patio, built-in barbeque and waterfall, raised hearth fireplace. All in South Torrance, \$3000 dn.

KEN MILLER REALTY 1503 CRENSHAW BLVD. 1955 PACIFIC COAST HWY. FA 8-1049 DA 6-3555

41%

Responsible Realty

733 W. Carson

FA 0-2770

Southwood

FR 0-3561

\$795 DOWN \$895 DOWN Large 4 Bdrm. 3 Bdrm., 2 Bath Clean, Older G.I. Resale Home Priced for immediate sale this lovely home features double parage, hardwood floors, large wardrobe closets, lots of tile, disposal, queen size kitchen, experionally large service porchand stall shower. Patio and block wall tence in and paid for should sell immediately. Remember a 4½% G.I. loant Call now for further details. Full Price \$14,950

This charming home is located lust south of the South Bay Shopping Center. It features hardwood floors, huge living room, large kitchen, detached garage, fenced yard, (R-2 zone) and many other features, better hurry for this one won't fast long.

FR 0-3561 15929 Hawthorne Blvd., Lawndale

\$995 DOWN 3 BR., 2 BATH 3 Bdrm., 2 Bath \$495

Built Ins Plus Many Extras

NEAR CARSON AND MAIN

Excellent surrounding homes, close to shopping. Stucco, five years, hardwood floors, west to yall carpets, drapes, built-ins, forced air thermo heat large lot with two yards, acoustical cellings, insulated. Excellent condition. PASCH REAL ESTATE

OLD WORLD CHARM

Spanish style with modern fouch. Two bedroom, full dining room, large living room, high one n beam ceiling, separate breakfast nook. Only \$17,500.

DA 3-8902

Snug & Cozy

OPEN HOUSE SUNDAY

DA 5-1762 Eves. DA 6-7359 or FR 5-9738

SIT BACK! RELAX!

Classified Ad DA 5-1515

No Down to GI G.I. RESALE This lovely home features a rear living room, open kitchen with a built in breakfast bar. Hardwood

Back to school, 3-bedroom stucco, herdwood floors garage. Alley, Kids welk to school and shops near by. No qualifing. Vet er non vet can buy. 23844 Hawthorne Blvd. Open 'til 9 p.m.

ER 8-2294

\$14,500

4 Bedroom, 13 Baths A large two story stucco family home. Stainless steel slove and oven, double cabinet area, fireplace with raised hearth, new electrical and plumbing, located on Eshelman in Lomita. Dining room, two car garage, large living room brown floors.

\$1790 Down

A two badroom stucco on Winlock in Walteria. Hardwood floors, tile bath and kitchen, fenced yard. This is a good buy in a good location. Full price \$17,900. WE NEED GOOD LISTINGS IN THE LOMITA AND WALTERIA AREA. AS ACTIVE REAL-TORS, WE CAN HELP YOU WITH YOUR

Sales and Exchanges

KEN PETERS, REALTOR 2367 Lomita Blvd., Lomita DA 6-8100

\$15,950

REAL ESTATE PROBLEM.

3 BEDROOM NEAR NEW, 11/2 BATH HOME WITH BUILT-IN OVEN AND RANGE, HAS WALL TO WALL CARPETING, COVERED PATIO, SPRINKLERS FRONT AND BACK, TRY

Sands Realty

5135 Torrance Blvd., Torr. FR 1-2461 anytime

VA Owned Three bedrooms, large fenced back yard, new paint inside and out. Only \$650 DOWN, \$87 a mo.

out, Only \$650 DOWN, \$87 a mo. including taxes and insurance at 51/a5 full price. No second trust deed, Hurryl It won't last. You do not have to be a veteran to qualify for these VA owned homes.

VA Owned Three bedrooms, 134 bath, built-ins, forced air heat, hardwood flors, new paint inside and out. Concrete block fenced corner tot, double garage. Only \$750 down, 7127 per month, including taxes and insurance. \$12,950 interest. \$17,950 full price. No second trust deed.

> LIPPARD Realtors

VA Approved Broker 1632 Torrance Blvd.

FA 0-3353 (ANY TIME)

THREE bedroom, stucco, on corner lot, hardwood, tile, two car garage, nice location \$17,200. FOUR BEDROOM, two story home with rental in rear. Best location. Near Torrance Memorial Hospital. \$21,500.

SOUTHWOOD 3 bedroom, 1½ bath, excellent condition, 2 car detached garage, corner lot. \$19.900. SPANISH STUCCO 3 bedroom, 2 baths, hardwood, tile, 2 patios, one with fireplace and BBQ. Close to Nativity School. \$19,950.

Frances



2276 Torrance Blvd. FA 8-0421 \$795 DOWN, 3 bedroom, hardwood floors, large covered patto, defached double garage. Vacant, must sacrifice for a quick sale.

Call FR 0-3561.

WSE PRESS CLASSIFIED ADS for quick positive results. PHONE DA 5-1515

Saturday and Sunday until 7 p.m. T BUY IN ROLLING HILLS AREA. THREE BED-ROOMS, THREE BATHS, FIREPLACEES, FAMILY ROOM, BUILT-INS. 180° VIEW THAT IS OUT OF THIS WORLD. ROOM FOR POOL. HAS LARGE EX-ISTING GI LOAN. CAN BE PURCHASED FURNISHED OR UNFURNISHED.

VERLY PROUD IS WHAT YOU'LL BE IN THIS HOME
THAT WAS DESIGNED WITH A WOMAN IN MIND.
TRADE IN YOUR SMALLER HOME AT MARKET
VALUE AND LOUNGE IN THE SUN IN THIS FOUR
BEDROOM WITH BUILT-INS, INTERCOM, DISHWASHER, NOW!

ESIRABLE THREE BEDROOM, 134 BATH WITH A LARGE YARD. THIS SOUTHWEST PARK CORNER HOME HAS G.I. LOAN. XCITINGLY DIFFERENT. THREE BEDROOM, LARGE

FAMILY ROOM, BREAKFAST BAR, BUILT-INS, FIRE-PLACE, INTERCOM. SQUEAKY CLEAN! CLOSE TO GARDENA HIGH SCHOOL. V FINANCING ON THIS ONE. LARGE KITCHEN DOUBLE DETACHED BARAGE WITH HALF BATH LAWN SPRINKLERS FRONT AND BACK, BLOCK WALL, CARPETING, WATER SOFTENER, BROKER OWNER.

WE NEED LISTINGS

BODEN REALTY

4727 Torrance Blvd.—FR 1-7081, FR 1-1060

LARGE FAMILY'S DREAM Three bedrooms plus a 16x20 den and a large covered patio. On a corner lot. Has built-in oven and range. Only three blocks to high school, walking distance to grade school and iunior high. You wouldn't believe that the price is only \$20,950. \$2100 down and there will be no second trust deed. House is vacant, ready to move in so you can start your children to school.

VACANT LAND In South Torrance, 165x239. Can be divided into three lots with 55x239 each. Zoned A-1. The price for each lot will be \$10,000. Good possibility that a street will be put through in the back of this property and you would have two lots.

Vaughn, Realtor FA 8-9480 (anytime) DA 6-1164

Oink! Oink! \$395 Down

A Real Pig Pen A little paint and a lot of work to make this a charming three bedroom home. This features atlached garage, fenced yard and a large lot 50x150 feet and many other features. Vacant, must sacrifice for a quick sale. Full price \$12,950. South Redonde location.

FR 0-3561 4 & Den, 2½ Ba.

\$2375 Down Near May Co. and Alondra Golf Course. Has forced air heating, 1800 sq. ft. of Ilving. In mani-cured neighborhood. Separate service porch, double garage, \$23,750. Hop to the phone pronto! STEWART REALTY

(Call Anytime) \$500 DOWN, 3-bedroom, hardwood floors. Only 6 years old. Full price \$13,950. Move in today, FA 6-2776.

FR 6-8801

VICTORIA KNOLLS "My husband only sits and watches TV or lust sleeps"—sound familiar? Well, don't let it happen to you. Get a Bikini with this beautiful home and large 15x30 ovel pool, large 3 bedroom, all kitchen built-ins, stylish living room, wall to wall carpets and custom drapes, yard landscaped by decorators, high in the hills of Victoria Knolls. All insulated and weatherstripped throughout. Open every Saturday and Sunday 1-6, 2521 Ridgeland Rd. \$29,950

SMALL DOWN MARSDEN - LE DOUX

G.I. Resale \$1395 Down DIVORCE

Take advantage of a bad situation and check this three bedroom and family room, two bath home. Wall to wall carpets, forced air heat, built-in range and oven intercom system, service porch, patio and aluminum awning, two car garage, Vet or non vet can buy. NO DOWN GI, large 2 bedroom, hardwood floors, lots of tile, huse lot. Call FR 0-3561. Open 'til 9 p.m.

FR 8-2294

Speculators Attention!

TWO BEDROOM HOME ON R-2 LOT WALTERIA SI6,500

GARAGE PANELED AND SHELVED
SUITABLE WORKROOM OR PLAYROOM

Rolling Hills Eastview

THREE BEDROOMS, TWO BATHS

VERY CONTEMPORARY

ALL ELECTRIC KITCHEN

BUILT-IN WASHER-DRYPER, DISHWASHER, OVEN,

STOVE, REFRIGERATOR

DIVINE PLUSH WHITE WOOL CARPETING

THROUGHOUT THE WHOLE HOUSE

BEAMED CEILINGS, FIREPLACE, TROPICAL PLANTINGS

LOVELY PATIO AND BARBEQUE

ONLY \$2000 DOWN, OWNER TRANSFERRED NORTH

VERY FLEXIBLE ON FINANCING

Landmark Realty.

FR 8-8506

Eves. FR 8-2708 — FR 8-3121 — FR 5-5620

IN THE WHISPERING PINES CUSTOM BUILT

EXECUTIVE TYPE HOME, 5 BEDROOMS, 3 BATHS, DINING ROOM, FAMILY ROOM, RECREATION ROOM, 4600 SQUARE FEET OF FLOOR SPACE, POOL, SIZED YARD, BEAUTIFUL VIEW OF THE COUNTRYSIDE, PRICED BELOW REPLACEMENT COST, BRING YOUR LARGE FAMILY AND SEE.

Geneva Meara, Realtor

251101/2 Narbonne G.I. RESALE \$1500 DN. 3 BR., 2 BATH

North of New Harbor Hospital Excellent surrounding property, dead end street, sharp stucco three years, hardwood floors, wall to wall cerpels, drapes, large covered patio, natural ash cabinets thermo heat, excellent condition. Tropical landscaping, payments only \$120 plus taxes and insurance. Take ever \$ 1/4% Gi loan.

PASCH REAL ESTATE

OS 5-0367

\$295 DOWN Move in Today

This lovely two bedroom home with a little work and paint could be the nicest home on the block, it features attached garage hardwood floors, stucco construction, seven years old Large lot 45x150 and a desira Responsible Realty 733 W. Carson

FA 0-2770

SWIMING POOL, beautifully land-scaped, carpeted, natural wood cabinets, 3 bedrooms, 1½ bath, Two car garage, sprinklers, near school. Will, take second, DA 9-8626 weekenas and evenings.

OPEN HOUSE SUNDAY 24 MONTICELLO DR.
ROLLING HILLS
TWO STORY, FOUR BEDROOM,
4 BATH LUXURY HOME ON 15
ACRE LOT WITH HARBOR AND
CITY VIEWS. SEVEN ROOMS
OF LUXURIOUS LIVING. OVER
2500 SQUARE FEET.

D.A 5-2422

2500 SQUARE FEET.

20947 BRIGHTON AVE.

3 BEDROOM, CHOICE TORRANCE AREA. NEAR SCHOOLS
AND SHOPPING. LARGE LIVING ROOM, DINING AREA AND
SERVICE PORCH. HAS FIREPLACE, WEATHERSTRIPPING,
GARBAGE DISPOSAL & STALL
SHOWER. LARGE FENCED
YARD WITH LOTS OF FRUIT
TREES. ASKING \$17,950.

Frank F. Giuliano
Real Estate
16214 S. Vermont Ave.
DA 4-1157

Immaculate Lovely

\$1875 Down Seventy feet of lot frontage on this truly loyely 3 bedroom home in the heart of Torrance. Professional landscaping. Many fine extras, excellent location. \$18,750 full price.

STEWART REALTY FR 6-8801

First With The Most—Torrance Press