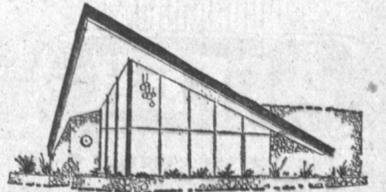


Homes for Sale 46 Homes for Sale 86 Homes for Sale 86

# FREDERICKS REALTY & ESCROW



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### 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.

### MAY WE INTRODUCE OURSELVES?

We invite you to come in and tour Southern California's most modern Real Estate office.

We extend an invitation for professional consultation on any Real Estate problems.

For fast, efficient, professional service, list your home with the Southwest's most active company. Be confident, buy, sell or exchange with a company "that's in business to stay in business through your friendship and confidence."

—FREDERICKS REALTY



### WE WELCOME YOUR VISIT TO OUR OPEN HOUSE

OPEN HOUSE 1-5 SUNDAY

- THREE BEDROOMS W/GUEST HOUSE FOR MOTHER: See at 2418 W. 157th St., Gardena. Ben Clark will show you through No. 22
- EXCLUSIVE AREA: And home at 1953 W. 185th St., Torrance. It's a Stienkamp with 3 bedrooms and den. Joe Babick will greet you. No. 26.
- GUARANTEED SALE: On this one, we think its value is hard to find at 15819 Aroturus, Gardena, just east of El Camino College. Cliff Spencer on duty. No. 8.
- OUTSTANDING: With 3 bedrooms, two baths and full dining room, beautiful inside, Park like yard. Ed Phelps will answer your questions at 3214 W. 179th St., Torrance. No. 34.
- GO SOUTH: To 20029 Anza, Torrance, and see this 3 bedroom priced to sell with RAY POWELL. It has existing GI loan at 4 1/4% interest. No. 16.
- DESIRE IS ALL YOU NEED: 3 bedrooms, two baths, carpeting and drapes built-in kitchen and double garage at 1147 W. 187th Pl. Priced at \$18,350—Hurry to see Lee Jarnagin at home No. 18.
- MERIT RESALE: 4 bedrooms with all the extras. Priced to sell at 16021 Merit Ave., Gardena. Bill Patton on duty. No. 38.
- EXTRA LARGE MERIT: 4 bedrooms, family room and den with 2 1/2 baths. See with Cy Webber at 1050 W. Cassidy, Gardena. No. 19.
- FIRST CHANCE: To buy this outstanding 2 bedroom for \$13,950 at 15222 Daphne, Gardena. Joe Schmidt will greet you at the door. No. 48.
- ALL THE LITTLE THINGS: Are found in this 3 bedroom home, excellent neighborhood and a need to sell makes this a good buy at 22618 Leyte Dr., Torrance. Bob Morris on duty. No. A-1.
- SPACIOUS & NEAR NEW: With four bedrooms. Air Force family being transferred. Trade in your present small home. Ben Nowatka awaits your arrival at 22109 Rashdall Ave., Torrance. No. 11.
- \$21,500: Will buy this 2 story 4 bedroom home on corner to alley. See with Les Maahs at 3757 W. 182nd St., Torrance. No. 45.
- NEW, NEW, NEW: For \$21,950—3 bedroom homes. Eight to select from at 2320-31 238th Pl., Torrance. Russ Amado on duty to answer your questions No. 12.

### HOME HINTS SPECIAL ASSESSMENTS

Along with regular real estate taxes (which were explained in last edition's Home Hints) there are special assessments levied against property. These assessments cover special improvements made by the municipality which increase the value of the properties involved. A few of the more common of these are sewers, storm drains, paving, parks and ornamental lighting.

If an assessment (also called assessment lien or direct assessment) is under \$25, it is due and payable when levied. Any assessments above this amount "go to bond," and a bond issued against the individual property is sold to the contractor performing the work or to a securities broker, the proceeds being used to pay for the improvements for which the bond was issued.

These bonds generally run for a period of ten years, but may run as long as thirty years. Ten year bonds are payable in ten equal annual installments as to principal, the interest being paid semi-annually. You may retire a bond at any time by paying the full face of the bond, plus accrued interest and a penalty.

The amount of the assessment is approximately the amount that a particular property will benefit from such improvement. The acquisition of a park near a residential area is assumed to improve the value of the homes in that area and would thereby become an assessment against each of these properties for the amount of increase in value it brings to them.

## 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.

### DODGERS!

Rah! Rah!—And here is a home you will cheer about. A 3 bedroom, hardwood floors, double attached garage, cinder block walls, covered patio, newly decorated inside and out.  
\$13,250 \$750 Down

### ANGELS!

In heaven won't be as happy as you when you see this 3-bedroom, 2-bath home with terrific view of Palms Verdes Hills. Hardwood floors, forced air heat, carpets and drapes. Many extras. Near South High.  
\$20,750

### FHA Terms Available

### CHAVEZ RAVINE!

As modern and profitable as this home will be for you. Open beam 2 bedroom, open bar kitchen, nice fenced yard. You'll be clever as a well-placed punt if you check this.  
\$12,500 No Down to Vets

### CHEER AT

This good buy, 3 bedroom with professionally painted living room. Extra large kitchen, covered patio, carpets and drapes. Perfect shade.  
\$13,950 \$495 Down

### HOME GAMES

Can be enjoyed by you and your family in this 2 bedroom and spacious den with sliding glass doors. Huge yard. Walking distance to grammar school. No down to vets.  
\$85 Mo. Including Taxes and Insurance

### FOR YOUR HOME TEAM!

What could be better than this 3 bedroom with really spacious den (20'x14') to enjoy good family living!  
\$14,500 \$495 Down

### Rosenkrantz

Realtors  
23803 Hawthorne Blvd.  
FR 8-8361

### VACANT LOW DOWN

Attractive 3 bedroom, 2 baths, natural wood cabinets, large patio, fenced yard with detached garage.  
\$18,950

### RITA K. HIGH

Realtor  
304 Tejon Place  
Palos Verdes  
FR 5-8053  
Eves. 8-8972, 8-1018

### \$995 DOWN—3 bedrooms, huge family room, in Manhattan Beach, corner lot. Vacant. FR 8-3561.

### \$695 DOWN—3 bedrooms, 2 baths, hardwood floors, attached garage. Full price \$15,950. Call FR 8-3561.

### Take It Easy!

Don't fret. Here's a modern 3-bedroom that's just what you've been looking for. 1 3/4 baths, all conveniences such as built-in stove and oven, forced air heat, all wood carpets, beautiful custom drapes, & covered patio where you can really take it easy. Try \$2,100 down.

### Here's Summer Ease!

and convenience. 3-bedroom 1 3/4 baths near downtown orange. Added splash—a lovely swimming pool 16' x 36'. Has 19' x 19' front living room. PLUS covered patio. Lovely home for \$24,000 down.

### Take Your Time!

But you won't find a better buy anywhere! 4-bedrooms 2-baths, close to everything, in Southwood, Palms. Attractive financing. 4 1/2% loan. Only — you'd better believe it — \$13,200.

### Buy As You Please

This 3-bedroom & Den immaculate home with new carpeting. Parquet den. Large Patio. Close to schools & shopping. "Buy as you please?" — yes! Submit your low down. Only \$16,500.

### SANDS

5135 Torrance Blvd.  
FR 1-2461

### \$1750 DOWN

G.I. Resale—4 1/2% 3 Bedrooms

### This lovely home is located west of Hawthorne Blvd. and South of 190th St. It features rear living room, hardwood floors, lots of tile, block wall fence and many other features. Remember—an ideal location and a 4 1/2% loan! For appointment to see, call

### FR 0-3561

### 1/\$14,500 FULL PRICE G.I. RESALE

Large 3 bedroom house, Torrance. Nice area. Newly decorated. Close to schools, shopping. Vacant. A real buy.

### MORNINGSIDE REALTY

OR 8-8975  
TE 4-4212

### BY OWNER

3-bedrooms, 1 1/2 baths, double garage, W/W carpets, drapes, sprinkler system.  
\$19,950

### 5314 Sunnyview St.

Torrance  
FR 5-7801

### 2-MERIT HOMES AVAILABLE

### Gorgeous

3-BEDROOM FORMAL DINING AND 5-BEDROOM 3 BATH

### CREATED FOR YOU BY

George Chacksfield  
DESIGNED BY  
RICHARD D. STODDARD  
A.I.A.

### ALL DELUXE FEATURES

\$32,000 - \$34,600

182nd & Arlington

DA 3-2539

### IN THE PINES

You'll love the majestic pine trees that line streets and add grandeur to this lovely 3 bedroom, 2 1/2 baths, custom built home. W/W carpet, hardwood floors and custom drapes throughout, fireplace, forced air heat, built-in range and oven. Massive picture window overlooking countryside view. Sliding glass doors to charming patio, sprinkling system. Beautifully landscaped yard. Real value at \$34,000. Excellent terms.

### GENTLEMAN FARMERS

67' x 239' A-1 lot with several young fruit trees and nice grape arbor, plus cozy 2 bedroom, separate dining room home. W/W carpeting in living and dining room, guest room with shower over garage. Excellent value—\$30,950. Seller will carry loan at 4% interest with reasonable down payment, no loan charges. Ideal Torrance location.

### GENEVA MEARA

REALTOR  
1747 Pacific Coast Hwy.  
Lomita  
DA 5-2422

### ★OPEN SUNDAY

3-BEDROOM, 2-BATH DELUXE, FIREPLACE, BUILT-INS \$2450 DOWN DRIVE BY

18115 Gramercy Pl.

(Just North of 182nd \$40,000 Homes)

Large stucco, 3 1/2 years, carpets and drapes included, forced air thermal heat, insulated, acoustic ceiling, water softener, covered patio, double detached garage. Full Price Only \$22,950 Lot 50' x 155', fenced, \$2450 down to 4 1/2% loan. No second best buy in area. Drive by—Do not disturb occupant. Call

PASCH REAL ESTATE OS 5-0367

### Authentic Provincial

In Torrance's finest residential area. Close to center of town, on Eastwood Avenue, 3 nice size bedrooms, 1 1/2 bath, family room, built-ins, carpeting and drapes, and a wonderful large patio. Truly, if you have waited for a special value, this is it! Excellent low terms and price. Call us right now, \$25,000.

### Peak of Perfection

Really—this beautiful Torrance home reflects perfection. 3 large bedrooms, 1 1/2 baths, large living room, built-ins in the spotless kitchen, 308 of which is the artistic arrangement around a completely enclosed center patio. This is terrific. All the work is done! Exceptional terms. \$26,500.

### Added See the Finest!

Open Daily—2541 W. 225th Pl., Torrance  
Spacious new GOLD MEDALLION duplex with every convenience that is possible to own, including swimming pool, 3 bedrooms, dining room, 2 full baths, G.E. built-ins, walls of glass, fully draped. Really terrific. Terms, \$39,500.

### AL McBRIDE

Realtor  
22513 CRENSHAW BLVD., TORRANCE DA 5-3660  
208 AVENUE "I", REDWOOD BEACH FR 8-2888  
PALOS VERDES MONACO FR 7-2811

### Eye Appeal—\$ Appeal

Perky 3 bedroom, freshly painted, new carpeting, very nice neighborhood, near 5 e a s i d e Rancho School. Waiting for you to move in. Only \$15,750. Low down payment.

### Cool Pool!

You can purchase this attractive 3 bedroom, 2 bath home below replacement cost. King size swimming pool to add to life's enjoyment. An exceptional buy at only \$23,500.

### "Key Buy" - Southwood

This is that popular plan with bath off master bedroom plus roomy second bath, 3 bedrooms of course. Large "L" shaped living room and all those extra cabinets in the kitchen! Only \$1800 down or assume G.I. loan, \$18,900.

### KEY REAL ESTATE

DA 5-1762  
Corner Crenshaw and 101  
Evenings TE 3-3332  
FR 2-0831

### \$295 DOWN 2 BEDROOMS

### 4 HOMES TO CHOOSE FROM

These lovely homes feature attractive garages, stucco construction. Not over 8 years old, large fenced yards and many other modern extras. Vacant. Immediate possession if desired. Better hurry! Call now for further details.

### HOME LINE

Home, Home on the Range Was Never Like The Modern Homes of Today With Built-in Ranges.

(Check Classification 80 for the BEST HOME BUYS

### You Can Now Sell or Buy Anywhere in California!

### "Electronics" I.B.M. - TWX In Real Estate? YES!

FIRST TWX MACHINE IN TORRANCE — SOON IN OUR OFFICE  
(CHARTER MEMBER)  
Greatest Innovation in Real Estate!

### Immediate Information Available!

SOON WILL BE ABLE TO BUY AND SELL ANYWHERE IN U.S. BENEFITS:  
1. TO THE SELLER: YOUR LISTINGS WILL BE WORKED ON BY BROKERS IN EVERY COUNTY OF CALIFORNIA!  
2. TO THE BUYER: NO NEED TO LOOK AND LOOK AND LOOK. TELL US WHAT PROPERTY YOU WANT AND WHERE YOU WANT IT—WHILE YOU HAVE A CUP OF COFFEE—WE WILL FIND IT!

### WATCH FOR ANNOUNCEMENT OF OPEN HOUSE PUBLIC AND BROKERS INVITED!

### James Cicchini

("Chic"-eerie) REALTOR  
1407 S. CRENSHAW BLVD., TORRANCE  
FA 8-9368

### JUST LISTED

Check These Features!  
● 2 Bedrooms  
● Extra large living room  
● New w/w carpets throughout  
● New Drapes  
● Breakfast bar  
● A lovely covered patio  
● A large yard with view of Palos Verdes Hills  
● Detached garage  
● Good Torrance location

### Now Check This Price \$15,900

### McNary

FR 8-4205

### \$395 DOWN Immaculate!

This 3-bedroom stucco home is as neat as a pin. Has W/W carpets, fenced yard front and back, nice landscaping, patio, and walk to schools. Must see to appreciate. Can't last at these terms. Payments less than rent. Call to see.

### READY REALTY

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

### NO DOWN TO GI

3 Bedrooms, 2 Baths \$16,200 Payment \$89.47 Mo. DRIVE BY

### 22033 Gulf, Torrance

(Do not Disturb Occupants)  
1 BLOCK EAST OF MAIN ST., HALF BLOCK SOUTH OF 220TH

### Stucco, 8 years, rear living room, large corner lot, double detached garage, fenced front and rear, closing costs approximately \$500.

### PASCH REAL ESTATE OS 5-0367

### McNary

FR 8-4205

### REAR REALTY

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

### INCOME PROPERTY—3 houses on lot

—Needs work. \$995 down. Full price \$12,900. FR 0-3561.

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