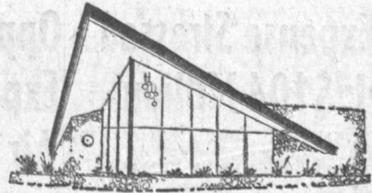


Homes for Sale 86 Homes for Sale 86



# FREDERICKS REALTY & ESCROW



BEN NOWATKA BROKER

Member of the Following Boards:  
 • Gardena Board of Realtors  
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 • Hawthorne-Lawndale Board of Realtors  
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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.



RUSS AMADIO BROKER



LESLIE MAAHS SALESMAN



BOB MORRIS SALESMAN



CY WEBBER SALESMAN

### 3 BATHS

G.I. resale has 3 big bedrooms, 3 baths with 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.

### TRANSFERRED

Owner has been transferred and leaving this beautiful 3 bedroom and den home. There are 1 1/2 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, 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. No. 111.

### FEATURES GALORE

- 3 Bedrooms
- Family room
- 1 1/2 bath
- Built-in range and oven
- Fireplace
- Forced air heating
- Carpeting throughout
- Blue Haven pool
- Sprinklers
- 2-Car garage
- Much more
- Only \$26,500. No. 122.

### ★ OPEN HOUSE ★ ★ THURSDAY ★

This huge 4 bedroom home will be open from 4 to 7 p.m. Thursday for you late shoppers. It's vacant and available for quick possession. Bob Morris will be on duty to answer your questions at 16309 Arlington Ave. Only \$23,950 full price.

### MERIT RESALE

One of those beautiful Merit homes we know you will enjoy. It has 3 bedrooms and family room with 1 1/2 baths, completely carpeted, has built-ins, sprinklers and lots of lovely landscaping. Full price only \$23,500 and asking \$3000 down. No. 121.

### TWO FOR ONE

Big 2 bedroom and den home located on big 82x239 lot, has a one bedroom rental in the rear plus a big fenced-in kidney shaped pool. It's a swell property to raise children on. See No. 133.

### G.I. RESALE

Walk to Del Amo Shopping from this attractive 3 bedroom, 1 1/2 bath home. Wall to wall carpeting in living and dining rooms, knotty pine cabinets in kitchen and a big G.I. loan you can take over with payments of \$102 including taxes and insurance. No. 119.

### NORTH TORRANCE

If you're looking for a home with 3 bedrooms and you have children then be sure to see this property close to El Camino College. It has a 2 car garage, patio with barbecue and it's priced right at only \$17,950. Easy terms arranged. No. 115.

### HILLTOP RETREAT

Enjoy the quiet of a hilltop retreat. There are 3 bedrooms, 1 1/2 bath with built-in range and oven, a real living room with big picture window, wall to wall carpeting, covered patio and 2 car garage. Full price \$22,750. Let's go see it. No. 118.

### 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 in-laws or just plain income. Full price \$22,995. No. 137.

### MR. EXECUTIVE

Beautiful 4 bedroom family room home has so many features we couldn't list them. Here are a few: 3 baths, swimming pool, built-ins, 2 giant fireplaces, air conditioning with forced air throughout, cedar lined closets, wood paneling, oversized 2 car garage and lots more. Asking \$49,000. No. 138.

### 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 \$1000 down for FHA and have payments less than rent. Full price only \$16,950. No. 110.

### CORNER MANSION

Exceptional 3 bedroom, 1 1/2 bath home is rich in detail and quality built. Beautiful corner fireplace, wall to wall carpeting, draperies, detached garage, cement block fencing and terms to suit you. Asking only \$23,950. No. 125.

### BIG 2 BEDROOM

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

### VACANT

Big 4 bedroom home in Southwood has step down living room, island kitchen with built-in range and oven and 4 big bedrooms quality constructed. Big yard with covered patio and room for pool. No. 131.

### 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 busline. In perfectly immaculate condition inside and out. Submit on price and terms. No. 139.

### 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.

## HOME HINTS

### "WHAT IS AN ESCROW?"

In today's column we will attempt to give you a brief explanation of what an escrow actually is.

Practically all Real Estate transactions in California, whether a sale, loan, lease or exchange, are completed by means of an escrow.

An escrow, simply defined, is where money and documents are deposited by two or more persons with a third party, who is known as an escrow holder, together with certain instructions.

These instructions govern the use and delivery of the money and documents which are held in escrow until all conditions of the instructions have been satisfied.

The escrow holder is actually a stakeholder, wherein all of the interested parties in an escrow, such as buyer, seller, a trust deed holder, lien holder, or a party with a claim, will deposit the necessary documents in escrow in order to release their interest, upon payment to them of a certain consideration, which then enables the escrow holder to deliver to the buyer a deed from the seller conveying certain property free from any encumbrances except those agreed upon; and further enables the escrow holder to deliver to the seller the sum of money also agreed upon.

In order to have a binding escrow, all parties must sign written escrow instructions and, of course, all parties to an escrow must be legally competent to execute such instructions.

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



RAY POWELL SALESMAN



RALPH CAMERON BROKER



BEN CLARK BROKER



JOE BARICK SALESMAN

2 Blocks West of Hawthorne Blvd. — Torrance

Open Daily 8 am to 8 pm FR 8-8447

Saturday and Sunday until 7 p.m.

# 4126 Sepulveda Blvd.

Business Opportunities 76 Business Opportunities 76

## DRESS SHOP

Owner says sell this going business. Ideal for man and wife or two ladies. This is a franchise store. Nothing quite like it in this area. If you have \$4500 cash you can walk in and start doing business.

**Del Vaughn**

Business Opportunity Broker

2018 W. Carson FA 8-9480

Real Estate Loans 80 Real Estate Loans 80

## First and Second Real Estate Loans

- ✓ NO APPRAISAL FEE
- ✓ 5-YEAR SECONDS!
- ✓ NO BALLOON PAYMENT (AT YOUR OPTION)

We Come to Your Home  
COMBINE YOUR BILLS  
BORROW \$500 TO \$5000

## Sterling Finance

COMPANY REPRESENTING PRIVATE FUNDS

DA 3-1070

24-Hour Answering Service

## 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., Inc. (Broker) Member Torrance Chamber of Commerce 13909 S. Van Ness

FA 1-1544 DA 3-3555

## Would You Read This Ad?

Yes!

You can buy a home in Hollywood with only \$1000 down. Save money while you're making payments. Buy this lovely home on lease purchase plan. Three bedroom and family room, two baths—in wonderful condition under \$20,000. Please call for further details.

No!

No MORE SEARCHING — This is !!! Good neighborhood, large home and good financing, 3 bedrooms, separate rumour room and 2 baths. Near popular Seaside Ranchos School, Torrance. Hurry, \$18,500.

Yes!

You can buy a home with country atmosphere in the city with city conveniences. You'll soak up the atmosphere in this hill top haven. Lovely pastoral view of the hills. Three bedrooms, two baths, built-in range and oven. Come see, only \$21,950.

## "KEY"

REAL ESTATE DA 5-1762

Even, DA 6-7359 or FR 5-9738

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. \$23,500.

SOUTHWOOD, 3 bedroom, 1 1/2 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

Real Estate & Insurance 2276 Torrance Blvd. FA 8-0421

\$495 G.I. RESALE

Back to school, 3-bedroom stucco, hardwood floors garage. Alley. Kids walk to school and shops near by. No equaling. Vet or non vet can buy.

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

\$795 DOWN, 3 bedroom, hardwood floors, large covered patio, detached double garage. Vacant, must sacrifice for a quick sale. Call FR 6-3561.

\$500 DOWN, 3-bedroom, hardwood floors. Only 6 years old. Full price \$13,950. Move in today. FA 6-2770.

\$1450 DOWN, G.I. resale, 3-bedroom, 2 bath, family room, built-ins, W.W. carpeting. Vacant, move in today. FA 6-2770.

FOR SALE BY OWNER, 3 bedroom, 2 bath home, Rolling Hills Highlands, FHA, 1647 Bloomwood Rd., San Pedro, TE 2-1794.

## 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 junior high. You wouldn't believe that the price is only \$20,550. \$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 35x239 each, Zoned A-1. The price for each lot will be \$10,000. Good possibility that a price 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

## PAY LESS! — BUY NOW!

Torrance Gardens! South Torrance!

Lovely 3-bedroom home with wall to wall carpeting, drapes, fence, yard, sprinklers, dishwasher, close to schools. \$2000 down.

Vacant! XInt. Condition!

Yes, ready to move into is this 3 bedroom, 1 1/2 bath home. Seller will sell on G.I. and pay the points. Built-ins, fireplace, wall to wall carpeting, drapes, fenced yard, only \$19,900.

## KEN MILLER REALTY

1503 CRENSHAW BLVD. TORRANCE FA 8-1049 1955 PACIFIC COAST HWY. LOMITA DA 6-3555

## 5 Bedroom and Den

LARGE OLDER HOME ON LOT 80X127 ZONED A-1. WALL TO WALL CARPETING INCLUDED IN PRICE OF \$15,950. TAKES \$2000 DOWN.

## Rose Craig

REALTOR "The Live Wire" 2075 TORRANCE BLVD. FAirfax 8-2225 EVENINGS FR 1-4224

## 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 carpeting, forced air heat, built-in range and oven intercom system, service porch, patio and aluminum awnings. Two car garage. Vet or non vet can buy. 23844 Hawthorne Blvd. Open 'til 9 p.m. FR 8-2294

\$795 DOWN, 3 bedroom, hardwood floors, large covered patio, detached double garage. Vacant, must sacrifice for a quick sale. Call FR 6-3561.

\$500 DOWN, 3-bedroom, hardwood floors. Only 6 years old. Full price \$13,950. Move in today. FA 6-2770.

\$1450 DOWN, G.I. resale, 3-bedroom, 2 bath, family room, built-ins, W.W. carpeting. Vacant, move in today. FA 6-2770.

FOR SALE BY OWNER, 3 bedroom, 2 bath home, Rolling Hills Highlands, FHA, 1647 Bloomwood Rd., San Pedro, TE 2-1794.

4 & Den, 2 1/2 Ba. \$2375 Down

Near May Co. and Alondra Golf Course. Has forced air heating, 1800 sq. ft. of living, in manicured neighborhood. Separate service porch, double garage. \$23,750. Hop to the phone pronto!

Stewart Realty FR 6-8801 (Call Anytime)

SIT BACK! RELAX! And let the calls pour in with a Torrance Press Classified Ad DA 5-1515

## BODEN REALTY

BEST BUY IN ROLLING HILLS AREA, THREE BEDROOMS, THREE BATHS TWO FIREPLACES, FAMILY ROOM, BUILT-INS, 180° VIEW THAT IS OUT OF THIS WORLD. ROOM FOR A POOL, HAS LARGE EXISTING G.I. LOAN. CAN BE PURCHASED FURNISHED OR UN-FURNISHED.

OVERLY 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!

DESIRABLE THREE BEDROOM, 1 1/2 BATH WITH A LARGE YARD. THIS SOUTHWEST PARK CORNER HOME HAS G.I. LOAN.

EXCITINGLY DIFFERENT, THREE BEDROOM, LARGE FAMILY ROOM, BREAKFAST BAR, BUILT-INS, FIREPLACE, INTERCOM, SQUEAKY CLEAN! CLOSE TO GARDENA HIGH SCHOOL.

NEW FINANCING ON THIS ONE, LARGE KITCHEN, DOUBLE DETACHED GARAGE WITH HALF BATH, LAWN SPRINKLERS FRONT AND BACK, BLOCK WALL, CARPETING, WATER SOFTENER, BROKER-OWNER.

WE NEED LISTINGS

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

\$15,950

3 BEDROOM NEAR NEW, 1 1/2 BATH HOME WITH BUILT-IN OVEN AND RANGE, HAS WALL TO WALL CARPETING, COVERED PATIO, SPRINKLERS FRONT AND BACK. TRY NO DOWN G.I. OR LOW DOWN PAYMENT.

## Sands Realty

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

Now is the time to buy your new or used car check classification 200 for the best buys

Investor's Special Two on a Lot. In South Lomita 30x125 foot lot with two year old two bedroom stucco home and older two bedroom frame home. Double garage 1 1/2 block from Western Ave. Call for appointment to see. Selling price \$17,500 with \$2000 down.

TOWNE & COUNTRY 25318 Narbonne Ave. DA 6-2476

NO DOWN G.I. large 3 bedroom, hardwood floors, lots of tile, huge lot. Call FR 6-3361.

## \$14,500

Two bedroom stucco on 113th St. in Hawthorne. This home is newly decorated inside and out. Wall to wall carpet in living room and hall, lots of tile, fenced yard, landscaped and well kept. Close to shopping and transportation. Monthly payments less than rent. See this.

## 4 Bedroom, 1 1/2 Baths

A large two story stucco family home. Stainless steel stove 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 hardwood floors.

## \$1790 Down

A two bedroom stucco on Wintlock in Watteria. 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 REALTORS, WE CAN HELP YOU WITH YOUR REAL ESTATE PROBLEM.

Sales and Exchanges

## KEN PETERS, REALTOR

2367 Lomita Blvd., Lomita DA 6-8100

## TERRIFIC BUY—ONLY \$1000 DN.

To FHA loan of \$13,750. Payments \$86 a month. Lovely clean 3 bedroom stucco. Tile kitchen and bath, double detached garage. Owner wants action.

IMAGINE!

Three bedroom stucco home six years old. Hardwood floors, lots of extras, terrific location. \$16,500 with a ridiculous low down payment.

JUST LISTED

Terrific 3 bedroom stucco, 1 1/2 bath, hardwood floors, built-ins. Three years old. Near school and transportation. Only \$15,000 against a ridiculously low down payment.

Need good salesmen to sell these and other easy to sell properties.

## FAIRHURST REALTY

OS 5-0341 SP 5-1087

## \$995 DOWN 3 BR., 2 BATH

Built Ins Plus Many Extras

NEAR CARSON AND MAIN Excellent surrounding homes, close to shopping. Stucco, five years, hardwood floors, wall to wall carpeting, drapes, built-ins, forced air thermo heat large lot with two yards, acoustical ceilings, insulated. Excellent condition. PASCH REAL ESTATE OS 5-0347

## No Down to G.I. 3 Bdrm., 2 Bath Southwood

This lovely home features a rear living room, open kitchen with a built in breakfast bar, Hardwood floors, double garage, large lot and many other features. Near schools and markets. For appointment to see call.

FR 0-3561 15929 Hawthorne Blvd., Lawndale

TRY \$1500 down to FHA loan. Exceptional 3 bedroom, near schools and market. Call the magic number, FR 6-3361.

## Open House

Until sold, 711 S. Juanita, west end of Sepulveda, over the hill. This is a nice 3-bedroom view home.

New, new, new 3 bedroom and den with fireplace. A Gold Medal home, wall to wall carpet throughout. Best buy in town.

2 bedroom extra, extra clean home. New wall to wall carpet in three rooms. New drapes in front room, block fence, one car garage. \$14,400.

3 bedroom corner lot on 22nd St. Room for extra house. Best asking \$21,000.

3 bedroom older but good home on R-3 lot \$10,167 plus another R-3 lot same size. Worth \$10,000 each. Will take \$16,000, maybe less. Try me.

TWO 3 bedroom homes on Mayler Ave. Anxious to sell on G.I. or conventional. Starting price is \$