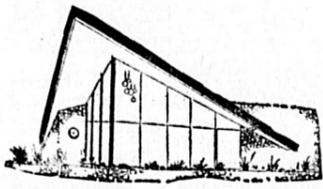


PARADE OF HOMES



FREDERICKS REALTY & ESCROW



RALPH CAMERON BROKER

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

TREE HOUSE

Here's an attractive 3 bedroom home with a tree house the kids will love. It's at 16427 Wilkie Ave. in North Torrance. George Beck will be there to answer your questions. #115.

HEAVEN IN HAWTHORNE

We just listed this darling 2 bedroom home in Hawthorne and it's close to everything. It has a big, big family kitchen, big, bright bedrooms, fenced yard, hardwood floors and priced right at only \$14,950. #116

MERIT RESALE

Lovely 3 bedroom and family room home with 1 1/2 baths, a must to see. It's only \$23,500 and Ben Nowatka will give you the details at 1317 W. 214th St. #121.

DON'T CRAMP YOUR STYLE

Spread out in this big 4 bedroom home and enjoy all the comforts it has to offer. There are built-ins in the kitchen, wall to wall carpeting throughout, forced air heating, fireplace and less than 2 years old. Full price \$23,950. #113

WIFE PLEASER

Your wife will be pleased with this lovely 3 bedroom and family room home with all of its many fine features. Leslie Akshs on duty at 2454 W. 233rd St. #114.

SOUTHWOOD

4 bedrooms, family room, built-in stove and oven, step-down living room with attractive fireplace and wall to wall carpeting. Owner has been transferred and wants a quick deal. Submit all offers. #131

HILLTOP VIEW

Fresh air and sunshine await your visit to this 3 bedroom, 1 1/2 bath home and it's only \$22,750. Russ Amado will be on duty at 2614 Ridgeland. #118.

DIRTY BUT CHEAP

3 bedrooms, 1 1/2 baths, just listed and priced to sell quick. Bring your wife and your scrub-brush and make this home sparkle. Good big loan already on, so no points. Full price only \$18,750. #130

WALK TO STORES

This home is within walking distance to stores, schools, bus line and it has 3 bedrooms, 1 1/2 baths, built-in breakfast nook, wall to wall carpeting, 2 car garage and a big existing FHA loan you can take over. Full price \$18,950. #102.

VALUE PACKED FEATURES

Are built into this lovely 3 bedroom and family room home. It has thick wall to wall carpeting, built-in range and oven, dishwasher, fireplace, forced air heating, automatic water softener and big 2 car garage. It's really nice. #105.

\$500 DOWN

Here's a chance for the person working on a low budget to get started. This is a darling 3 bedroom home near El Camino, but clean as a pin and ready to move into. It has a big kitchen, carpeting, 2 car garage and cement block fence and only \$16,500 full price. #106.

\$900 DOWN

And we will arrange the FHA terms for you. This is absolutely the cleanest, neatest 2 bedroom you ever saw. It's completely carpeted, has lots of tile in the kitchen and bath. Best of all, there's no second trust deed. Full price only \$14,950 and about \$100 per month including taxes and insurance. #107.



We Welcome Your Visit to Our Open Houses
OPEN HOUSE 1 TO 5:30

NORTH TORRANCE: Beautiful big 3 bedroom, 1 1/2 bath home has many quality features. Go by and see it at 2809 W. 167th St. Ben Clark will be there to greet you.

COUNTRY HOME: Darling 3 bedroom home on big R-2 lot with lots of fruit trees. Bob Morris will greet you at 2427 W. 251st St. #123.

VACANT: 3 bedroom, 1 1/2 bath home in Southwood has big FHA loan you can assume. Cy Webber will answer your questions at 4013 Scott. #129.

HOT TO TROT: This owner is really anxious to sell. It's a 3 bedroom with cement block fencing, 2 car garage. Go see it and make an offer. Ray Powell will be there to answer your questions at 20117 Hinsdale. #126.

SOUTHWOOD SPECIALS

Two on the same street to choose from and both have existing G.I. loans which can be assumed. Wall to wall carpeting, cement block fencing and in lovely quiet neighborhood. Be sure call and inquire about #128 and #122.

LITTLE MANSION

Here's a dandy 2 bedroom and den home with 1 1/2 baths and a 1 bedroom rental in the rear plus a kidney shaped pool and a big lot. \$23,250. There's a lot of value here for the money and a wonderful place to raise children. Asking \$31,500 with 10% down. #133.

4126 Sepulveda Blvd. Open Daily 8 am to 8 pm FR 8-8447
Saturday and Sunday until 7 p.m.

Home Hints

Mr. F. Romo, of Hawthorne, asks this question:

"WHY ARE BUYER'S ESCROW CHARGES SO HIGH?"

Escrow charges are actually very low. The buyer's escrow charges generally cost \$30.00 for the initial fee and \$1.00 for every \$1,000.00 of the sales price.

However, the closing costs, which many people misinterpret as escrow charges, occasionally run quite high. This is due to the following: The charge for placing a new loan is usually 1% to 2 1/2% of the amount of the loan. This going to the lender in the form of a discount for making the loan; the lender also requires fire insurance for the amount of the loan, generally a 3 year policy paid in advance; an A.T.A. policy of Title Ins. is required (cover and above the Title Policy the seller pays for the proration of taxes depends upon the time of year the property is purchased and whether the taxes were paid in advance; in the event the home was purchased under F.H.A. or G. I. financing, an impound fund (or trust account) is set up for the benefit of the buyer (which is an additional cash outlay).

It is very difficult to estimate closing costs; as an approximate figure, it costs about \$250.00 when assuming an existing loan, \$400.00 when placing a new conventional loan, and \$600.00 by placing an F.H.A. loan. These preceding figures are based on a \$17,500.00 sales price and are extremely flexible depending upon the individual home. If you are considering buying a home, consult your Realtor for a breakdown on the home you are purchasing.

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

VETERANS—USE YOUR GI OR CAL-VET.

We also specialize in F.H.A.

REDUCED \$1000

You must see this "cute as a bug's ear" 2-bedroom, red rustic cottage. Located near Akron & Zook's. Newly decorated, beautifully carpeted and clean as a pin. Owner anxious low down payment. FR 1-3535.

VALUE! VALUE! \$13,900

Only \$13,900 for this 2-bedroom home on large lot in North Torrance. Close to bus line and shopping. Must see to appreciate. FR 1-3535.

3 AND RUMPUS \$19,950

Take over large GI loan and \$102 per month pays everything on this extremely nice, 3 bedroom, 1 1/2 bath home in Southwood. Newly decorated, beautiful wall to wall carpet and drapes, big rumpus room. A real value. FR 1-3535.

4 & FAMILY NEW!!

1900 sq. ft. of wonderful living in this brand new custom built home. In exceptional location. Nylon carpeting throughout, built-in range and oven, and dishwasher, loads of cupboards, intercom, floor to ceiling TV, fireplace, forced air heat, 1 1/2 baths. \$3,500 down will handle. FR 1-3535

BUILT-INS \$1700 DOWN

\$15,600 FHA loan pay \$124 per month which includes everything for this 3-bedroom, 1 1/2 bath home with living room. Close to shopping and schools. Built-in range and oven. FR 1-3535

Tree Shaded

Large lovely 3-bedroom and den residence in choice area of Wilmington. Every nook and cranny of this lovely home radiates quality. Expensive embossed carpeting plus fireplace in oversized living room. Large yard with lots of cement work and 2-car garage complete with 1/2 bath. Selling for less than 1950's price due to forced sale. \$18,850 with \$2,000 down. Listing #2029

Roy Shaw, Realtors
1303-05 W. Pacific Coast Hwy.
DA 6-3461
FR 8-4609 EVES. FA 8-0491 DA 6-9353

2 Story

Immaculate 3 bedroom and 1 1/2 bath room home with 1 1/2 baths, built-in oven and range, wall to wall carpeting, curtains and drapes throughout. Sliding glass doors to patio. Selling for less than 1950's price. \$18,850 with \$2,000 down. Listing #2029

JOS. T. ALLEN
4807 Torrance Blvd.
FR 1-4661
FOR CLASSIFIED CALL FA 8-4000

Land Values Soar!

Yet you can still buy this delightful 2 and den on estate sized corner lot, planted in lawn and trees, at a modest price. Exceptionally nice with a stop-down 13x20 den with fireplace and knotty pine paneling. \$19,500 full price.

R-3 Zone

140' on Figueroa by 219' deep with 5 older homes near Carson. Possible subdivision to street. \$48,000. Cash or terms. Listing #2115.

Double Frontage

Deep lot runs from street to street has 3 bedrooms, full bath complete with stall shower. Located west of Hawthorne. Near 190th. \$18,500. Listing #2071.

R-3 50 x 140

Large 3 bedroom home with a double garage and hardwood floors. The home is built on the rear of the lot with ample room to build additional units on the front. Priced at \$17,000 with \$2500 down. Listing #2048

Transferred to Oakland

Left this deluxe Merit home in Gardena. Features 3 bedrooms and family room, completely built-in kitchen, dishwasher, etc. Ready for immediate occupancy. Can be handled as low as 10% down. \$28,900. Listing #2106

Designed for Living

Extra spacious rear living room with state corner fireplace. Sliding glass door to covered patio. A convertible den of living room, wall to wall all wall carpeting with 10-year guarantee in living room, den, hallway, 3 bedrooms, 2 baths, and service porch. \$28,900. Listing #2106

Tree Shaded

Large lovely 3-bedroom and den residence in choice area of Wilmington. Every nook and cranny of this lovely home radiates quality. Expensive embossed carpeting plus fireplace in oversized living room. Large yard with lots of cement work and 2-car garage complete with 1/2 bath. Selling for less than 1950's price due to forced sale. \$18,850 with \$2,000 down. Listing #2029

SANDS
FR 1-2461
5135 TORRANCE BLVD

Rustic Modern

Beautiful 3-bedroom home, 1 1/2 bath, colored fixtures, nylon wall to wall carpeting in living room and hall way, built-in stove and range in the kitchen, separate formal dining room, sliding glass door to covered patio, fireplace, cinder block fenced yard. Call to see this lovely Gardena home. Priced at \$24,000. Listing #2077.

Easy on the Budget

Large 2-bedroom with full dining room and breakfast room. Located on corner lot near Western Ave. New tile in kitchen and bath. Price only \$11,950 with \$1000 down. Will trade for small house trailer. Listing #2069

Flower Garden

3-bedroom stucco with 3-room guest house, 1 1/2 bath, covered patio, wall to wall carpeting, aluminum drapes in living room and 1 bedroom. Sprinkler system in front lawn. Nice! Landscaped with flowers galore. New paint inside and out. Price \$18,500. \$1,500 down. Listing #2075.

Immaculate G.I. Resale

3-bedroom with 1 1/2 bath, close to a quiet street, located in a quiet street, close to schools and shopping district. Cinder block fireplace and hardwood floors. Priced at \$15,000 G.I. loan. Do not pass this one up. \$19,950. Listing #2090.

6-3 Bedroom Units

Less than 3 years old in good rental area. Will trade for duplex or large lot. \$22,000. Listing #2071.

Commercial Corner

50 x 105 on Pacific Coast Highway. Improved with modern 700 sq. ft. stucco building. Fine for cafe, malt shop, beauty shop, etc. \$18,000 with \$4,500 down. Listing #2090.

We Found It!

Newer 2-bedroom home with a rare find in central Gardena. This one has a well kept neighborhood and is a very sharp home with separate dining room, fireplace, wall to wall carpeting and a large lot. \$3,950 down and only \$83 per month. Listing #2099 price, \$17,850. Listing #2099

Progress Realty Co. Realtors
26314 South Western Ave.
DA 5-1171 SP 5-6347

2 Bedroom and Den

A lovely well kept home in a commercial lot. Can be purchased with \$2,000 down. \$25,000. Listing #2071.

\$2500 Down

Here is a home that needs nothing to improve it. 3 bedrooms and family room, built-in kitchen, carpeting, drapes, forced air heat, and glassed in patio. Call for appointment.

Madrona Square

Very lovely 3-bedroom home in this better shopping area. Nearly new carpeting, drapes and built-ins.

Corner 2 Bedroom

In Fern area with full dining room, service porch, fireplace and sprinklers. Close to everything. \$17,500.

Catalina View

An Eastview home of 3 bedrooms, ash cabinets in built-in kitchen, carpeting and drapes, fireplace and forced air heat. Priced at \$27,500.

\$12,500

A 2-bedroom fixer-upper on a commercial lot. Can be purchased with \$2,000 down. \$25,000. Listing #2071.

Home and Duplex

2 bedrooms each. Duplex nearby. Both have carpeting and drapes. Unit has 1 1/2 bath and built-ins. No vacancies. Corner lot, \$35,000. Terms.

Income

Call us for our list of other income properties, residential and commercial. Also vacant land.

Tolson's
1425 MARCELINA
FA 8-7200
EVES. FA 8-0855
SALESMAN WANTED
LOMITA PINES
3-bedroom, 2-story, fireplace, guest house on large fenced lot. Priced at \$31,500.
Progress Realty Co. Realtors
26314 South Western Ave.
DA 5-1171 SP 5-6347

Open House Sunday
3333 W. Artesia
Sparkling Clean 6 Units

2 bedrooms each, wall to wall carpeting, 6 single garages. Near El Camino, but clean as a pin and ready to move into. It has a big kitchen, carpeting, 2 car garage and cement block fence and only \$16,500 full price. #106.

Meal Preparing's A Breeze in This Ultra Modern Kitchen

And you will like the convenient floor plan with 3 bedrooms and large fireplace, 2 baths, all modern built-ins in family style kitchen, drapes throughout, with built-in bookcase, forced air heat, many more features you've been wanting. Good financing. Will go FHA if you prefer. Don't miss seeing this. #105

In a Neighborhood Where Pride Shows in Every Home

With sparkling clean 3-bedroom, wall to wall carpeting, thermostat heat, water softener, disposal, etc. Come see this for yourself. Only \$18,500 full price. #102

Just 3 Blocks From The Lovely South Bay Shopping Center

3 bedrooms, tile kitchen and bath, wall to wall carpeting and drapes, hardwood floors, large 50x100 fenced yard, Disposal and dishwasher. Double garage and service porch. Close to school and shopping. Will go FHA. 19 down. #108.

Paradise Realty
WE SPECIALIZE IN F.H.A. G.I. AND CAL-VET FINANCING
5500 TORRANCE BLVD.
ACROSS FROM TORRANCE DRIVE IN THEATER
FR 1-4621 Open 9 'til 9 SP 2-2795

THE TORRANCE HERALD'S LIST
OPEN HOUSES
FOR THIS WEEK-END... AS ADVERTISED
ELSEWHERE IN OUR CLASSIFIED COLUMNS TODAY
LOCATION for INFORMATION PHONE

5422 Edgemere FA 8-5470
1644 W. 223rd St DA 6-3411
18715 Patronella 326-9111
2608 W. 226th St 326-9111
22220 Warmside Ave. 326-9111
430 W. 214th FA 8-9480
5509 W. Carson FA 8-9480
26248 Alta Vista DA 6-2476
1356 W. 255th DA 6-0518
5500 Torrance Blvd. FR 1-4621
25046 Eshelman FA 0-2933

Just a Glimpse And You Know It's a Community Where People Care

4 bedrooms, 2 baths, large kitchen, 15 x 36 patio, water softener, new 40-gal. water heater, Sprinkling system. Only \$17,250 full price. Low down. Good financing. #129

A Vital Young Family Area

3 bedrooms, nice large tile kitchen, house completely insulated with fiberglass. Only 4 blocks to grade school and 3 to North High. #138

Near New West High and Bishop Montgomery

2 Bunsays to choose from all with 3 and family room, modern built-in kitchens, wall to wall carpeting and many more items. #110, #111, #101.

Just 3 Blocks From The Lovely South Bay Shopping Center

3 bedroom, tile kitchen and bath, wall to wall carpeting and drapes, hardwood floors, large 50x100 fenced yard, Disposal and dishwasher. Double garage and service porch. Close to school and shopping. Will go FHA. 19 down. #108.

DUPLEX, 3-bedroom, 1 1/2 baths.
And 2-bedroom. Hardwood, tile, garages between units.

DUPLEX, 2 bedrooms each centrally located. 2 car detached garage.

4 BEDROOM, den and covered enclosed patio, on R-2 corner in central Torrance.
122 x 305 lot in county M-zone.

EVE PHONES REALTOR
FRANCES BERNAID, FA 8-0579 ASSOCIATES
RUJA McDONELL, 371-1192
HELEN MCCARTHY, FA 8-3233
LARRY POSKIE, FA 8-3128

frances

2276 Torrance Blvd.
FA 8-0421

SOUTHWOOD Location.
Custom-built, extra large 1,800 sq. ft., 2-bedroom and den with raised fireplace, sliding glass doors to patio, built-ins, completely insulated. Spacious. 2 years new. \$31,000.

HOLLYWOOD RIVIERA Location.
6 unit apartments, fully rented, 4 2-bedrooms, 2 1-bedroom, 3 baths, new. \$15,000 down.

SPANISH STUCCO. 3 bedrooms, 2 baths, hardwood, tile, 2 patios, 1 with fireplace, sliding glass doors to patio, BBQ. Close to Nativity school. \$19,900.

HAWTHORNE BLVD. Built to suit on this strategic 457 x 257 commercial property.

BALL GAME ANYONE? This 2-bedroom and den home has a rear yard large enough to play ball. In Torrance. \$17,400. \$2,600 down.

4-BEDROOM stucco in Torrance. 1 1/2 years old. Forced air heat, fireplace, 1 1/2 baths, shake roof. \$25,900.

TORRANCE BLVD. Corner. Zoned for business. Has 4 rentals.

DUPLEX, 3-bedroom, 1 1/2 baths. And 2-bedroom. Hardwood, tile, garages between units.

DUPLEX, 2 bedrooms each centrally located. 2 car detached garage.

4 BEDROOM, den and covered enclosed patio, on R-2 corner in central Torrance.
122 x 305 lot in county M-zone.

SOUTHWOOD

DRIVE BY 4114 CARMEN AVE. TIEN CALL TO SEE THIS 3-BEDROOM, 1 1/2-BATH HOME NEAR JEFFERSON SCHOOL. CARPETING, DRAPES, FENCED YARD, BEAUTIFUL LANDSCAPING. FULL PRICE, \$19,900.

COUNTY

3 BEDROOM, 3 CAR GARAGE ON R-2 LOT. 45x170. ROOM TO BUILD ANOTHER HOME. FULL PRICE, \$14,000.

Rose Craig

REALTOR
"The Live Wire"
2075 TORRANCE BLVD.
FAIRfax 8-2225
EVENING, FR 1-4224

YOU CAN'T Top These Prices AND GET

1,600 sq. ft. Large living room with long raised hearth fireplace. Large family room, built-ins and tile. Large master bedroom with double wardrobe closet. Shake roof. \$22,995

23839 Walnut St. — Lomita
Also see 1,400 sq. ft. 3-bedroom, 1 1/2 bath — at 2215 235th St. — Torrance
FR 5-6828 \$21,995 DA 5-0620

G.I.'s No Down

(Cost & Impounds Only)
Carson Area \$68
Principal & Interest)
3-bedroom, extra large kitchen, fenced yard, walking distance to schools, shopping, bus, etc. \$64

IMMEDIATE POSSESSION

3-bedroom, 1 1/2-bath home in seaside area. Wall to wall carpet, drapes, large rooms, view, sliding glass doors. Near schools and new proposed shopping center. It's vacant, so move right in... for \$21,500.

HOME AND INCOME

5 units — Owner's unit has 2 bedrooms. All units have wall to wall carpeting, stoves and refrigerators, air-conditioned garages. Total price \$49,500 with \$5,000 down.

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26314 South Western Ave.
DA 5-1171 SP 5-6347

\$15,950

3 bedroom, near new 1 1/2 bath home with built-in oven and range and wall to wall carpeting, covered patio, sprinklers, front and back yard. Where can you beat this? Submit your down payment.

SANDS

FR 1-2461
5135 TORRANCE BLVD.

ROLLING HILLS ESTATES

Superb panoramic view of harbor and cities. Executive type split level mansion, 4 bedrooms, 3 1/2 baths, 3 fireplaces, loads of built-ins, carpets and drapes. 3 overland garages. Plumbed for pool. Price, \$55,900.

Progress Realty Co. Realtors

26314 South Western Ave.
DA 5-1171 SP 5-6347

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