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Overview

Property Details

Sale & Tax History

Schools



16613 Patronella Ave, Torrance, CA 90504

\$879,500

Est. \$4,863/mo [Get a custom quote](#)

4

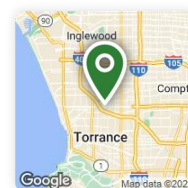
Beds

2.75

Baths

1,576

Sq Ft



About This Home

Quiet Cul-de-sac:1/2 block to elementary school--

Listed by Guy Hocker • DRE #00267133 • Guy Hocker REALTOR

Redfin checked: [5 minutes ago](#) (July 25, 2022 at 3:09pm) | Last updated: July 25, 2022 at 3:09pm

• Source: CRMLS #SB22084546

Home Facts

Status

Pending Sale

Time on Redfin

75 days

Property Type

Single Family Residence

Year Built

1952

Community

132 - N Torrance - West

Lot Size

5,917 Sq. Ft.

MLS#

SB22084546

Price Insights

Est. Mo. Payment

\$4,863

Redfin Estimate

\$874,490

Price/Sq.Ft.

\$558

Buyer's Agent Commission

2%



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Payment Calculator

\$4,863 per month ⓘ

[Find a Lender](#)

- Principal and Interest \$3,786
- Property Taxes \$916
- Homeowners' Insurance \$161

Down	Home	Loan	...
Payment	Price	Details	
20%	\$879,500	30 yr,	
(\$175,900)		5.02%	

%

ty

5,900

\$0

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Property Details for 16613 Patronella Ave

Interior Features

Laundry Information

- Has Laundry
- Area

Bathroom Information

- # of Baths (Full): 2
- # of Baths (3/4): 1

Room Information

- Master Bedroom

Fireplace Information

- Family Room
- Has Fireplace

Heating Information

- Forced Air
- Has Heating

Interior Features

- Levels: One
- Main Level Bathrooms: 3
- Main Level Bedrooms: 4

Parking / Garage, Location Details, Listing Information

Parking / Garage Information

- Uncovered Spaces: 2
- Attached Garage
- # of Garage Spaces: 2
- # of Parking Spaces: 4

Location Information

- Latitude: 33.87929300

- Longitude: -118.33406500
- Directions: One block east of Yukon-1/2 Block north of 168th St
- Road Frontage Type: Access via City Streets
- Zoning: TORR-LO

Listing Information

- Buyer Agency Compensation: 2.000
- Buyer Agency Compensation Type: %
- StartShowingDate: 2022-04-27

Exterior Features

Exterior Information

- Structure Type: House
- Roof: Asphalt

Exterior Features

- Pool Features: None

School / Neighborhood

Neighborhood Information

- Community Features: Curbs

School Information

- High School District: Torrance Unified

Utilities

- [Internet: High speed available](#)
- Sewer: Public Sewer
- Water Source: District/Public

Property / Lot Details

Lot Information

- Elevation Units: Feet
- Lot Size Source: Assessor's Data
- Lot Features: 2-5 Units/Acre

Property Information

- Total # of Units: 1
- Common Walls: No Common Walls
- Direction Faces: East
- Living Area Source: Assessor's Data
- Parcel Number: 4092005008
- Total # of Stories: 1
- Year Built Source: Assessor

Agent & Office Information

Listing Agent Information

- List Agent First Name: Guy
- List Agent Last Name: Hocker

Listing Office Information

- List Office Name: Guy Hocker REALTOR

Details provided by CRMLS and may not match the public record. [Learn more.](#)

Deed & Tax History for 16613 Patronella Ave

Sale History Tax History

Today

<input type="radio"/>	Jul 25, 2022 Date	Pending (Pending Sale) CRMLS #SB22084546	— Price
<input type="radio"/>	Jul 6, 2022 Date	Relisted (Active) CRMLS #SB22084546	— Price
<input type="radio"/>	Jul 6, 2022 Date	Price Changed CRMLS #SB22084546	\$879,500 Price
<input type="radio"/>	Jun 29, 2022 Date	Pending (Pending Sale) CRMLS #SB22084546	— Price

- Jun 23, 2022
Date

Relisted (Active)
CRMLS #SB22084546

—
Price
- Jun 16, 2022
Date

Pending (Pending Sale)
CRMLS #SB22084546

—
Price
- Jun 11, 2022
Date

Price Changed
CRMLS #SB22084546

\$897,500
Price
- May 19, 2022
Date

Price Changed
CRMLS #SB22084546

\$925,000
Price
- Apr 27, 2022
Date

Listed (Active)
CRMLS #SB22084546

\$945,000
Price

Jan 2008, Sold for \$474,545

- Jan 29, 2008
Date

Sold (Public Records)
Public Records

\$474,545 (5.6%/yr)
Price

[See all property history](#) ▾

Schools

GreatSchools Summary Rating

5/10	Evelyn Carr Elementary School Public, K-5 • Serves this home	370 Students	0.1mi Distance	★★★★★ 17 reviews
------	------------------------------------------------------------------------	-----------------	-------------------	---------------------

7/10	Philip Magruder Middle School Public, 6-8 • Serves this home	586 Students	1.3mi Distance	★★★★★ 6 reviews
------	------------------------------------------------------------------------	-----------------	-------------------	--------------------

8/10	North High School	1813	1.0mi	★★★★★
------	--------------------------	------	-------	-------

8/10

Public, 9-12 • Serves this home

Students

Distance

1 reviews

School data is provided by GreatSchools, a nonprofit organization. Redfin recommends buyers and renters use GreatSchools information and ratings as a first step, and conduct their own investigation to determine their desired schools or school districts, including by contacting and visiting the schools themselves.

Redfin does not endorse or guarantee this information. School service boundaries are intended to be used as a reference only; they may change and are not guaranteed to be accurate. To verify school enrollment eligibility, contact the school district directly.

ound This Home

Transportation in 90504



62 / 100

Somewhat Walkable
Walk Score®



46 / 100

Some Transit
Transit Score®



59 / 100

Bikeable
Bike Score®



Places

4 groceries, 52 restaurants, 9 parks



ublic Facts for 16613 Patronella Ave

Beds	4
Baths	3
Finished Sq. Ft.	1,576
Unfinished Sq. Ft.	—
Total Sq. Ft.	1,576
Stories	1
Lot Size	5,917 Sq. Ft.

Style **Single Family Residential**

Year Built **1952**

Year Renovated **1957**

County **Los Angeles County**

APN **4092005008**


Home facts updated by county records on Jun 27, 2022.

Climate Risk


About Climate Risk

Most homes have some risk of natural disasters, and may be impacted by climate change due to rising temperatures and sea levels.


Flood Risk Provided by Risk Factor™

 **Flood Factor** >
Minimal - This property is unlikely to flood over the next 30 years.

Environmental Risks Provided by ClimateCheck

 **Storm Risk** >
Relatively Low - 13 storms expected in 2050

 **Drought Risk** >
Extreme - Water stress expected to be 85% in 2050

 **Heat Risk** >
Relatively Low - 22 hot days expected in 2050

 **Fire Risk** >
Relatively Low - 0% of land expected to burn in 2050

Climate risk data is provided for informational purposes only. If you have questions or feedback about this data, get help at riskfactor.com and climatecheck.com.

Redfin does not endorse nor guarantee this information. By providing this information, Redfin and its agents are not providing advice or guidance on flood risk, flood insurance, or other climate risks. Redfin strongly recommends that consumers independently investigate the property's climate risks to their own personal satisfaction.

Redfin Estimate for 16613 Patronella Ave

\$874,490

-\$5,010 under list price of \$880K

Redfin Estimate based on recent home sales. [View estimate history.](#)



\$900,000 Last Sold Price

A

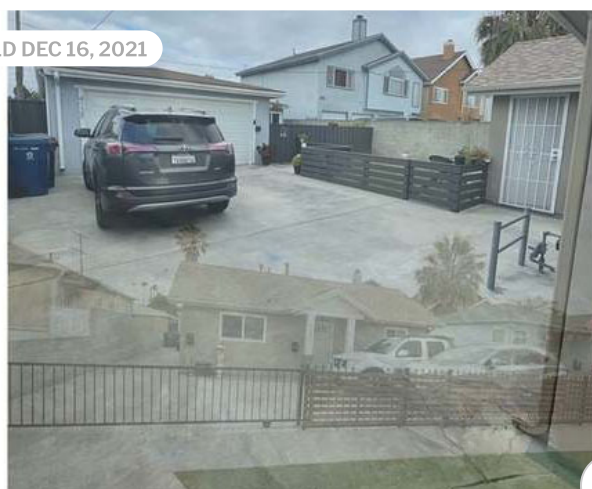
3 Beds 3 Baths 1,642 Sq. Ft.

16915 Ainsworth Ave, Torrance, CA 90504

-\$10/sq ft

↓ smaller lot

↑ 1 year newer



\$930,000 Last Sold Price

B

4 Beds 2 Baths 1,593 Sq. Ft.

4138 W 162nd St, Lawndale, CA 90260

+\$26/sq ft

↓ smaller lot

↑ 67 years newer

[View comparables on map](#) ▾

Track this home's value and get nearby sales activity [Claim This Home](#)

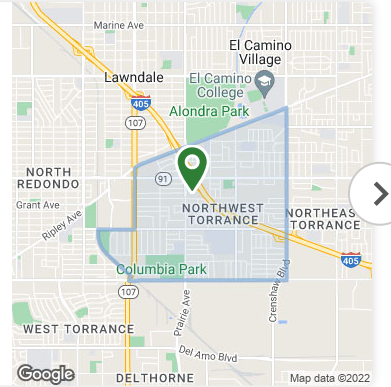
Real Estate Market Insights for 16613 Patronella Ave

Redfin > California > Torrance > 90504

Single-Family Home Sales (Last 30 days)

Northwest Torrance Neighborhood

\$950K Median List Price	15 Median Days on Mkt.	21 # Listed Homes
\$712 Median \$ / Sq. Ft.	111.9% Median Sale-to-List	12 # Sold Homes



Single-Family Home Trends in Northwest Torrance

Median Sale Price ▼

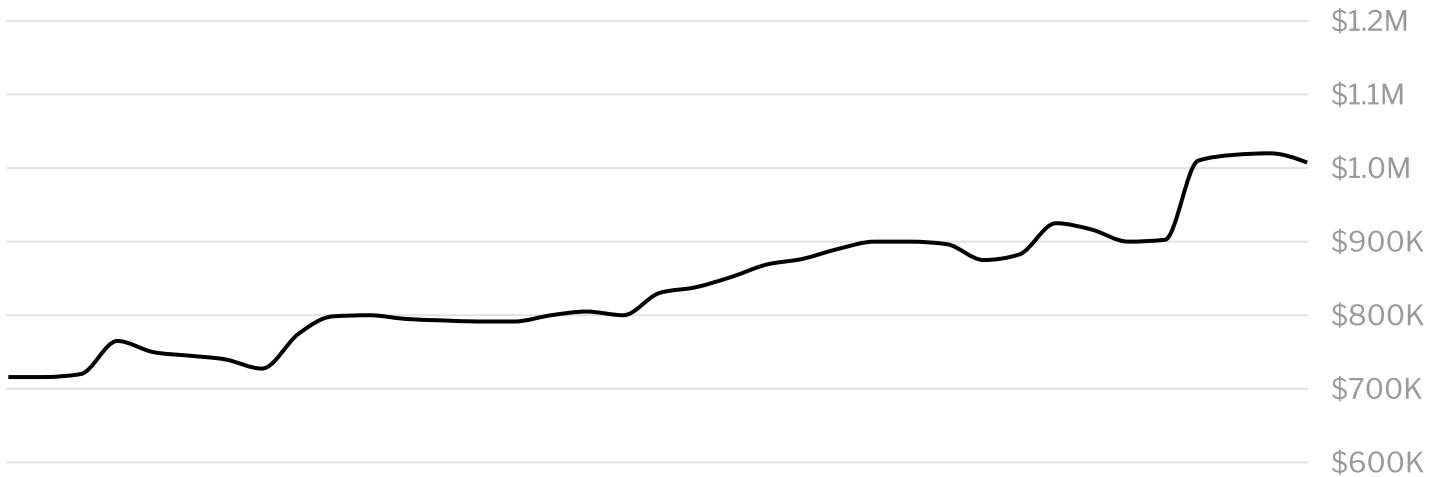
Single Family Homes ▼

Median Sale Price (Single Family Homes)

\$1,007,500

+11.9% YoY | Jun 2022

1y 3y 5y



2020

2021

2022

Based on Redfin calculations of home data from MLS and/or public records.

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Location	Data Jun 2022	Growth % YoY
Northwest Torrance	\$1,007,500	+11.9%

[See more market trends in Northwest Torrance](#)

Market Competition in Northwest Torrance

Calculated over the last 3 months

81 Very Competitive
Redfin Compete Score™ i

0 100

- Many homes get multiple offers, some with waived contingencies.
- The average homes sell for about **9%** above list price and go pending in around **13 days**.
- Hot homes can sell for about **15%** above list price and go pending in around **8 days**.

[Compare to nearby Neighborhoods](#)



Recommended For You

Based on homes you've looked at.

\$1,698,000

4 Beds 3 Baths 2,492 Sq. Ft.

31983 Doverwood Ct, Westlake Village, CA 91361

\$1,599,000

4 Beds 3 Baths 2,336 Sq. Ft.

1094 Galesmore Ct, Westlake Village, CA 91361

OPEN SUN, 12PM TO 3PM

\$2,950,000

5 Beds 4.5 Baths 4,352 Sq. Ft.

1543 Sycamore Canyon Dr, Westlake Village, CA 91361

VIDEO TOUR

\$1,799,000

4 Beds 3 Baths 2,544 Sq. Ft.

2157 Basswood Ct, Westlake Village, CA 91361

\$1,749,000

5 Beds 3 Baths 3,200 Sq. Ft.

32030 Wallington Ct, Westlake Village, CA 91361

\$1,400,000

4 Beds 3 Baths 2,387 Sq. Ft.

463 Pesaro St, Oak Park, CA 91377

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Nearby Similar Homes

Homes similar to 16613 Patronella Ave are listed between \$799K to \$1,499K at an average of \$620 per square foot.

\$849,000

3 Beds 2 Baths 1,116 Sq. Ft.

3825 W 170th St, Torrance, CA 90504

\$925,000

4 Beds 2 Baths 1,390 Sq. Ft.

18026 Faysmith Ave, Torrance, CA 90504

VIDEO TOUR

\$950,000

3 Beds 2 Baths 1,627 Sq. Ft.

2426 W 180th St, Torrance, CA 90504

Century 21 Union Realty

\$908,000

3 Beds 1 Bath 1,056 Sq. Ft.

16510 Wilkie Ave, Torrance, CA 90504

\$1,499,000

5 Beds 4 Baths 2,972 Sq. Ft.

16610 Delia Ave, Torrance, CA 90504

Team Spirit Realty Inc

OPEN SUN, 2PM TO 5PM

\$799,000

4 Beds 2 Baths 1,854 Sq. Ft.

4109 W 169th St, Lawndale, CA 90260

[View More Homes](#)

Nearby Recently Sold Homes

Nearby homes similar to 16613 Patronella Ave have recently sold between \$867K to \$1,316K at an average of \$700 per square foot.

SOLD MAY 12, 2022

\$1,126,250 Last Sold Price

4 Beds 2 Baths 1,611 Sq. Ft.

3938 Thornburgh Pl, Torrance, CA 90504

SOLD MAY 18, 2022

\$1,165,000 Last Sold Price

4 Beds 3 Baths 2,221 Sq. Ft.

17030 Ardath Ave, Torrance, CA 90504

SOLD JUN 14, 2022

\$1,075,000 Last Sold Price

3 Beds 2 Baths 1,252 Sq. Ft.

16703 Ermanita Ave, Torrance, CA 90504

[View More Recently Sold Homes](#)

More Real Estate Resources

New Listings in 90504

[18801 Hawthorne Blvd #73](#)

[18516 Falda Ave](#)

[3448 170th St](#)

[18801 Hawthorne Blvd #65](#)

[18801 Hawthorne Blvd #80](#)

[16931 Osage Ave](#)

[Show More](#) 

Zip Codes

[90278](#) homes for sale

[90260](#) homes for sale

[90502](#) homes for sale

[90509](#) homes for sale

[90248](#) homes for sale

Nearby Cities

[Pasadena](#) homes for sale

[Los Angeles](#) homes for sale

[Cerritos](#) homes for sale

[Downey](#) homes for sale

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[Malaga Cove](#) homes for sale

[Northwest Torrance](#) homes for sale

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Frequently Asked Questions for 16613 Patronella Ave

What is 16613 Patronella Ave?



When was this home

How many photos are available for this home?



How competitive is

How much is this home worth?



What comparable h

How long has this home been listed on Redfin?



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