

## Customer Short

### 130 Hill St, Avalon 90704

STATUS: Active

LIST PRICE: \$1,295,000

Leave the boat terminal, travel to Clarissa, right on Beacon, right Metropole, left on Marilla, right on Viudeulou, right on Hill Street



LOT(src): 0.0923/4,021 (A)  
DOM: [91](#)  
SALE TYPE: Standard  
ML#: [PW22192927](#)  
B TRACT:  
VIEW: Yes

LOT NUMBER: 12  
TRACT NUMBER:  
ZONE: AVR3\*  
LOT DIM:  
LEASE: No  
AREA: 1C - Catalina

PRICE PER SQFT: \$322.06  
ORIGINAL \$: \$1,295,000  
GROSS EQUITY:  
PRESENT LOANS:  
TAX RATE YEAR:

LIST DATE: 10/04/22

TERMS: Cash, Cash to New Loan

Picture yourself in the home of your dreams on the beautiful island of Catalina. A wonderful opportunity to build in the destination city of Avalon off the coast of Southern California. This vacant parcel has approximately 4,021 Square Feet and dimensions are 80x50x80x50 (according to public record) with outstanding views of the Pacific Ocean, Avalon Harbor, beautiful hillsides, the quaint city of Avalon and many of the major landmarks. It is zoned High Density Residential. Multiple units are the principally permitted use; condominiums would require a conditional use permit. Property currently does have a water allocations; buyer must contact Edison with Buyer's planned usage for approval to have allocated water transferred. Edison requires a formal request for the water allocation to be transferred to the buyer. Included are a full set of formerly approved plans; approval is no longer current. Buyer is advised to independently verify the accuracy of information provided and is strongly encouraged to contact the City of Avalon Planning Department for building codes and development potential and to contact Edison for water rights and restrictions. Close distance to the beach and store fronts. Only a short boat ride or helicopter ride from the mainland. Come home to Avalon!

CUSTOMER SHORT:Land ML#: PW22192927

Printed by Kelly Brown, State Lic: 01313763 on 01/03/2023  
7:08:24 PM

### 151 Olive, Avalon 90704

STATUS: Active

LIST PRICE: \$1,295,000

Leave the boat terminal, travel to Clarissa, right on Beacon, right Metropole, left on Marilla, right on Viudeulou, right on Olive Street



LOT(src): 0.0859/3,740 (A)  
DOM: [90](#)  
SALE TYPE: Standard  
ML#: [PW22207306](#)  
B TRACT:  
VIEW: Yes

LOT NUMBER: 3  
TRACT NUMBER: 71152  
ZONE: Residential  
LOT DIM:  
LEASE: No  
AREA: 1C - Catalina

PRICE PER SQFT: \$346.26  
ORIGINAL \$: \$1,295,000  
GROSS EQUITY:  
PRESENT LOANS:  
TAX RATE YEAR:

LIST DATE: 10/05/22

TERMS: Conventional

Build your dream home; the Island is calling you. 151 Olive Street has great views of Avalon harbor, Pacific Ocean, picturesque town and hillsides. A large parcel, on the corner of Viudeulou and Olive Street was divided into 5 residential lots. All 5 parcels have been sold, and 3 custom homes have been built. 151 Olive Street is approximately 3,865 square feet and dimensions are approximately 33x100x28x120 feet with the frontage of approximately 33 feet. It is zoned High Density Residential. Multiple units are the principally permitted use; condominiums would require a conditional use permit. Included is a set of approved plans by the City of Avalon for a duplex and an accessory dwelling unit. Property does have freshwater allocations on the approved plans; Buyer must contact Edison with Buyer's planned usage for the current allocated water to be approved and transferred. Edison requires a formal request for the water allocation to be transferred to the buyer. Lot has been excavated and re-compacted. Wet & dry utilities have been brought to the property. Buyer is advised to independently verify the accuracy of information provided and is strongly encouraged to contact the City of Avalon Planning Department for building codes and development potential and to contact Edison for water rights and restrictions. Close distance to the beach and store fronts. Only a short boat ride or helicopter ride from the mainland. Come home to Avalon!

CUSTOMER SHORT:Land ML#: PW22207306

Printed by Kelly Brown, State Lic: 01313763 on 01/03/2023  
7:08:24 PM

**0 Upper Terrace Road, Avalon 90704**

STATUS: Active

LIST PRICE: \$899,000

Take the Catalina Express to Avalon. Disembark boat and begin walking into town .... Lot on left side hillside between Holly Hill House and Swanson House.



LOT(src): **0.4467/19,457 (A)**  
DOM: **215**  
SALE TYPE: **Standard, Trust**  
ML#: **OC22102286**  
B TRACT:  
VIEW: **Yes**

LOT NUMBER: **2**  
TRACT NUMBER:  
ZONE: **010V**  
LOT DIM:  
LEASE: **No**  
AREA: **1C - Catalina**

PRICE PER SQFT: **\$46.20**  
ORIGINAL \$: **\$899,000**  
GROSS EQUITY:  
PRESENT LOANS:  
TAX RATE YEAR:

LIST DATE: **06/01/22**

TERMS: **Cash, Cash to New Loan**

A rare Opportunity awaits you on the island of romance. Design and build your custom home with unobstructed views of the Bay Of Avalon- 19,482 sq ft of buildable hillside- Zoned Low Density. Accessible from Crescent, Middle Terrace and Upper Terrace Roads. Buyer to diligently research Avalon building codes, water rights and restrictions (SCE) including implementing utilities, sewer inspections and any necessary permitting process to construct. All inspections are the buyers responsibility financially. Avalon is in a high fire zone. Located just above the Historic Holly Hill House. The parcel does have a steep grade. Survey recommended. ONCE in a lifetime possibility to perfect and build your own home. FULL harbor view, Pleasure Pier, and the iconic Casino constructed and designed by David Malcolm Renton in the 1920's

CUSTOMER SHORT:Land ML#: OC22102286

Printed by Kelly Brown, State Lic: 01313763 on 01/03/2023  
7:08:24 PM

## Customer Short

**128 Marilla Ave, Avalon 90704**

Catalina Island~Pebble Beach Road to Crescent to Marilla



BED / BATH: **9/6,0,0,0**  
SQFT(src): **3,564 (A)**  
LOT(src): **6,727/0.1544 (A)**  
PARKING SPACES: **6**  
YEAR BLT(src): **1937 (ASR)**  
SUB TYPE: **TPLX (A)**  
DOM / CDOM: **144/144**

STATUS: **Active**

SALE TYPE: **STD**  
ML#: **SB22176573**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA: **No/No**  
AREA: **1C - Catalina**

LIST PRICE: **\$3,200,000**

PRICE PER SQFT: **\$897.87**  
ORIGINAL \$: **\$3,200,000**  
COOLING: **None**  
HEATING: **Wall Furnace**  
STORIES: **Three Or More**  
HOA: **\$0**

LIST DATE: **08/12/22**

TERMS: **Cash to New Loan**

Catalina Island Residential Income Property~ 6 units in two separate buildings on a large 6,727 (+/-) square feet lot complete with 6 off-street parking spaces for tenants. Relatively quiet location approximately 2 blocks from the beach and downtown area.

CUSTOMER SHORT:Residential ML#: SB22176573

Printed by Kelly Brown, State Lic: 01313763 on 01/03/2023  
7:00:48 PM

**68 Playa Azul, Avalon 90704**

Cross Street: **St Catherine Way.**



BED / BATH: **2/2,0,0,0**  
SQFT(src): **977 (A)**  
LOT(src):  
PARKING SPACES: **1**  
YEAR BLT(src): **1988**  
SUB TYPE: **CONDO (A)**  
DOM / CDOM: **223/223**

STATUS: **Active**

SALE TYPE: **STD**  
ML#: **220012948SD**  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: **No/No**  
AREA:

LIST PRICE: **\$2,580,000 - \$2,400,000**

PRICE PER SQFT: **\$2,640.74**  
ORIGINAL \$: **\$2,580,000**  
COOLING: **None**  
HEATING: **See Remarks, Fireplace(s), Radiant**  
STORIES: **One**  
HOA: **\$840 (MO)**

LIST DATE: **05/25/22**

TERMS: **Cash, Conventional**

Hamilton Cove is a community of luxury homes nestled hillside on Catalina Island. From every room you will experience panoramic Pacific Ocean, Hamilton Cove beach, whitewater, and grass knoll views. This ground level two bedroom two bathroom villa is equipped with an ocean facing private balcony lead by French doors incorporating the outside in. The balcony overlooking the ocean can be used for entertaining or lounging. The home can be used as a primary, secondary, or income producing investment property. Golf cart included with purchase and can be sold handsomely furnished. The 24-hour guard-gated resort community of Hamilton Cove offers many amenities to enjoy such as a clubhouse, conference room, swimming pool and Jacuzzi, 18-hole putting course, tennis courts, moorings, a dinghy dock for boaters, and two secluded beaches. Sewer: Sewer Connected Topography: RSLP

CUSTOMER SHORT:Residential ML#: 220012948SD

Printed by Kelly Brown, State Lic: 01313763 on 01/03/2023  
7:00:48 PM

**183 Lower Terrace Rd, Avalon 90704**

From Catalina Island boat terminal or helicopter- you take Pebble Beach Rd to Crescent Ave. Make a left on Crescent to Lower Terrace Rd then make a right.



BED / BATH: **5/4,0,1,0**  
SQFT(src): **2,980 (A)**  
LOT(src): **2,205/0.0506 (A)**  
PARKING SPACES: **1**  
YEAR BLT(src): **1990 (ASR)**  
SUB TYPE: **DPLX (D)**  
DOM / CDOM: **422/422**

STATUS: **Active**

SALE TYPE: **STD**  
ML#: **SB21205741**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA: **No/No**  
AREA: **1C - Catalina**

LIST PRICE: **\$2,150,000 ↓**

PRICE PER SQFT: **\$721.48**  
ORIGINAL \$: **\$2,200,000**  
COOLING: **None**  
HEATING: **Central, Forced Air**  
STORIES: **Three Or More**  
HOA: **\$0**

LIST DATE: **09/17/21**

TERMS: **Cash to New Loan**

Stunning Multi level custom Duplex home on Lower Terrace Rd. Location! Location! Location! View! View! View! Bottom floor has Garage with room for 2 golf carts and all your beach accessories. 2nd & 3rd floors boasts spacious 2 bedroom 2 bathroom with beautiful open floor plan leading to your own private deck to soak up sunshine. Continuing up to the 4th & 5th Levels, this Master Residence consisting of 3 bedrooms & 2.5 bathrooms, Clean open floor plan with tile floors, beautiful casement windows throughout, built in closets, enormous balcony. A funicular carries you from the bottom to the top. This Residence truly has it all.

CUSTOMER SHORT:Residential ML#: SB21205741

Printed by Kelly Brown, State Lic: 01313763 on 01/03/2023  
7:00:48 PM

## 51 Gaviota, Avalon 90704

STATUS: Active

LIST PRICE: \$1,800,000 ↓

Head north on St Catherine Way toward Playa Azul Continue to Playa Azul



BED / BATH: 2/2,0,0,0  
SQFT(src): 977 (A)  
LOT(src): 806,731/18.52 (A)  
PARKING SPACES: 0  
YEAR BLT(src): 1988 (ASR)  
SUB TYPE: CONDO (A)  
DOM / CDOM: 191/191

SALE TYPE: STD  
ML#: NDP2205307  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: 1C - Catalina

PRICE PER SQFT: \$1,842.37  
ORIGINAL \$: \$2,095,000  
COOLING: None  
HEATING:  
STORIES: One  
HOA: \$840 (MO)

LIST DATE: 05/25/22

TERMS: Cash, Conventional

Back on market, the buyer could not perform. Be prepared to be seduced by the beauty next door. Hamilton Cove is a community of luxury homes nestled hillside on Catalina Island. From every room you will experience panoramic Pacific Ocean, Hamilton Cove beach, and whitewater views. Only a few steps to access this two bedroom two bathroom villa. It is equipped with an ocean facing private balcony lead by French doors incorporating the outside in. The balcony overlooking the ocean can be used for entertaining or lounging. The property can be used as an incoming producing investment, as it is one of the highest income grossing properties in Hamilton Cove. Also a great primary home, secondary home or in combination. The 24-hour guard-gated resort community of Hamilton Cove offers many amenities to enjoy such as a clubhouse, conference room, swimming pool and Jacuzzi, 18-hole putting course, tennis courts, moorings, a dinghy dock for boaters, and two secluded beaches.

CUSTOMER SHORT:Residential ML#: NDP2205307

Printed by Kelly Brown, State Lic: 01313763 on 01/03/2023  
7:00:48 PM

## 310 Whittley Ave # A, Avalon 90704

STATUS: Active

LIST PRICE: \$1,495,000

Crescent Way to St Catherine Way left on Whittley



BED / BATH: 4/2,0,0,0  
SQFT(src): 1,924 (E)  
LOT(src): 2,372/0.0545 (A)  
PARKING SPACES: 0  
YEAR BLT(src): 1908 (ASR)  
SUB TYPE: DPLX (D)  
DOM / CDOM: 19/22

SALE TYPE: STD  
ML#: SR22251352  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: 1C - Catalina

PRICE PER SQFT: \$777.03  
ORIGINAL \$: \$1,495,000  
COOLING: Ductless  
HEATING:  
STORIES: Two  
HOA: \$0

LIST DATE: 12/15/22

TERMS: Submit

Beautifully updated duplex. Rebuilt from the bottom up. New plumbing, electrical, tankless water heaters, windows, doors, recess lights and luxury vinyl floors throughout. The upstairs unit offers 2 bedrooms, living area with the wood burning fireplace, kitchen with quartz countertops and stainless steel appliances, beautiful bathroom with tub and washer / dryer inside the unit. The lower unit offers 2 bedrooms, open floor plan with folding doors that lead to the patio with ocean view perfect for morning coffee or evening glass of wine at built in bar counter, brand new kitchen with peninsula, quartz countertops and stainless steel appliances, beautiful bathroom with curbless shower, split HVAC system and washer / dryer inside the unit. Walk to the beach and all main attractions. Enjoy everything Catalina island has to offer at this centrally-located place.

CUSTOMER SHORT:Residential ML#: SR22251352

Printed by Kelly Brown, State Lic: 01313763 on 01/03/2023  
7:00:48 PM

## 107 Tremont St, Avalon 90704

STATUS: Active

LIST PRICE: \$675,000 ↓

West from Metropole Avenue continue to Tremont



BED / BATH: 2/2,0,0,0  
SQFT(src): 1,104 (A)  
LOT(src): 5,752/0.132 (A)  
PARKING SPACES: 1  
YEAR BLT(src): 1981 (OTH)  
SUB TYPE: CONDO (A)  
DOM / CDOM: 123/123

SALE TYPE: STD,TRUS  
ML#: OC22182824  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: 1C - Catalina

PRICE PER SQFT: \$611.41  
ORIGINAL \$: \$739,900  
COOLING: None  
HEATING: Central  
STORIES: Three Or More,  
Multi/Split  
HOA: \$450 (MO)

LIST DATE: 08/31/22

TERMS: Cash, Cash to New Loan

Welcome to Catalina Island Living. This 2 Bed 2 Bath Condo has incredible hill views near the entrance and from the living room to enjoy the peace and serenity that the island can offer you. Can you see yourself enjoying the Hillside Sunset on the private balcony? Living room has built-in storage and bookshelves. Bedrooms have mirrored closet sliding doors. Main Bathroom Shower has Floral designed tiles on the Shower Floor. Second Bathroom has floral stain glass window sliding door to bathtub/shower. Enjoy the company of Deer and other wildlife that roam around Catalina Island. This Condo has a dedicated storage unit below it. Building has a Guest Suite dedicated to friends and family that is rented out nightly. Off street golf cart parking. Tile flooring throughout the living room, kitchen and hallway. Elevator is approximately 12 feet from the front door. Vons Grocery is 0.2 miles away (approximately 0.3 kilometers away). Harbor shore is approximately 0.2 miles away. The Town is a Golf Cart away from the activities and the unit

CUSTOMER SHORT:Residential ML#: OC22182824

Printed by Kelly Brown, State Lic: 01313763 on 01/03/2023  
7:00:48 PM