

2224 NELSON AVENUE, #B, REDONDO BEACH, CA 90278

4 BD | 2.5 BA | 2,211 SQ. FT | 7,205 SQ. FT LOT



**BILL BAIRD**  
 m: (310) 890-6713  
 e: bill@realestatesobay.com



### VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- ATM 0.2 MI
- MEDICAL 0.2 MI
- CLEANERS 0.2 MI
- PHARMACY 0.2 MI
- GROCERIES 0.2 MI
- GAS 0.3 MI
- GYM 0.4 MI
- COFFEE 0.7 MI
- MOVIE THEATER 1.6 MI



### SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 74 private schools and 8 charter schools within 5 miles.

- 9 RATING**  
K-5 MADISON ELEMENTARY SCHOOL ASSIGNED
- 8 RATING**  
6-8 ADAMS MIDDLE SCHOOL ASSIGNED
- 10 RATING**  
9-12 REDONDO UNION HIGH SCHOOL ASSIGNED



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

#### POPULAR

- PARK SEA VIEW PARK (1.3 MILES)
- DOG PARK REDONDO BEACH DOG PARK (1.3 MILES)
- GOLF COURSE ALONDRA GOLF COURSE (1.6 MILES)
- LAKE BALLONA WETLANDS (7.5 MILES)



### NEIGHBORHOOD EATS

This home is located near 220 moderately priced restaurants and has an above average variety of cuisines.

#### BY CATEGORY

AMERICAN .....	93	ASIAN .....	11
FAST FOOD .....	23	BARBECUE .....	10
BARS .....	15	SEAFOOD .....	10
INTERNATIONAL .....	14	DELIS .....	9
MEXICAN .....	13	OTHER .....	17

