



Diane Cirignani
 Legacy 15 Real Estate Brokers
 Owner/Realtor
 dcirignani@cox.net
 Cell: 949-233-3821

5 Brookstone Pl



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$725,000 / \$720,000 ↓

10 days on the market • Sold On 05/31/2018

3 beds, 3 baths • 1,412 sqft • 2,800 sqft lot • \$509.92/sqft • Built in 1997

Welcome to this gorgeous 3 bedroom + loft 2.5 bathroom home located within the very desirable California Summit community. Featuring an open-concept floor plan along with an array of upgrades throughout. As you open the brand new custom front door you'll be greeted by soaring 2-story ceilings. Boasting plenty of natural light through the custom plantation shutters, the family room offers an inviting fl... [More](#)

ML# PW18057260

6 Laurelwood St



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$795,000 / \$788,000 ↓

11 days on the market • Sold On 11/16/2018

4 beds, 3 baths • 1,929 sqft • 3,360 sqft lot • \$408.50/sqft • Built in 1997

THIS IS IT!! THIS GORGEOUS SINGLE FAMILY, DETACHED HOME HAS IT ALL! OPEN AND BRIGHT FLOOR PLAN BOASTS HIGH CEILINGS, LARGE WINDOWS, SEPARATE LIVING ROOM AND DINING ROOM. GOURMET KITCHEN WITH AN ISLAND OVERLOOKS THE FAMILY ROOM AND FEATURES GRANITE COUNTERTOPS, DECORATIVE BACKSPLASH, FARMHOUSE SINK, DISHWASHER AND GAS RANGE/OVEN. MASTER BATHROOM WAS REMODELED WITH A JAPANESE SOAKING TUB, DUAL SINK VANIT... [More](#)

ML# OC18244879

6 Charlemont Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$785,000 / \$795,000 ↑

5 days on the market • Sold On 04/02/2018

4 beds, 3 baths • 1,929 sqft • 3,150 sqft lot • \$412.13/sqft • Built in 1996

DON'T MISS this turnkey, single family home with CHARM, FUNCTION and STYLE!! Perfectly situated in the desirable California Summit community in Aliso Viejo, THIS HOME HAS IT ALL! Enter the property to be welcomed by the impressive double stacked soaring ceilings with lots of windows and natural light. Very desirable OPEN CONCEPT floorplan with formal dining room - living room combination, large remode... [More](#)

ML# OC18052076

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	3	Maximum:	4/3.00	1,929	3,360	\$795,000	\$795,000	\$509.92
Total on Market:	0	Minimum:	3/3.00	1,412	2,800	\$725,000	\$720,000	\$408.50
Sold/Exp Ratio:	0.00	Average:	4/3.00	1,757	3,103	\$768,333	\$767,667	\$443.52
		Median:	4/3.00	1,929	3,150	\$785,000	\$788,000	\$412.13

Closed												
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price	
5 Brookstone PL	AV	1997	STD	05/31/2018	3	3	10/10	1,412	2,800	\$509.92	\$720,000	
6 Laurelwood ST	AV	1997	STD	11/16/2018	4	3	11/11	1,929	3,360	\$408.50	\$788,000	
6 Charlemont DR	AV	1996	STD	04/02/2018	4	3	5/5	1,929	3,150	\$412.13	\$795,000	
					Maximum:	4	3.00	11	1,929	3,360	\$509.92	\$795,000
					Minimum:	3	3.00	5	1,412	2,800	\$408.50	\$720,000
					Average:	4	3.00	9	1,757	3,103	\$443.52	\$767,667
					Median:	4	3.00	10	1,929	3,150	\$412.13	\$788,000

Criteria:

Property Type is 'Residential'
 Standard Status is one of 'Active', 'Act Under Contract',
 'Pending'
 Standard Status is 'Closed'
 Contract Status Change Date is 01/04/2019 to 01/09/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'California Summit (CASU)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:38 am

Property Type is 'Residential' Standard Status is one of 'Active', 'Act Under Contract', 'Pending' Standard Status is 'Closed' Contract Status Change Date is 01/04/2019 to 01/09/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'California Summit (CASU)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
PW18057260	5 Brookstone Place	3	3	1,412	\$509.92	03/12/2018	05/31/2018	10	\$725,000	\$720,000	99.31
OC18244879	6 Laurelwood Street	4	3	1,929	\$408.50	10/08/2018	11/16/2018	11	\$795,000	\$788,000	99.12
OC18052076	6 Charlemont Drive	4	3	1,929	\$412.13	03/09/2018	04/02/2018	5	\$785,000	\$795,000	101.27

Inventory Analysis	Prior 7-12 Months (01/04/2018-07/04/2018)	Prior 4-6 Months (07/05/2018-10/04/2018)	Current - 3 Months (10/05/2018-01/04/2019)
Total # of Comparable Sales (Settled)	2	0	1
Absorption Rate (Total Sales/Months)	0.33	0.00	0.33
Total # of Comparable Active Listings	0	0	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$757,500	\$0	\$788,000
Median Comparable Sales DOM	8	0	11
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	100.33%	0.00%	99.12%

*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.