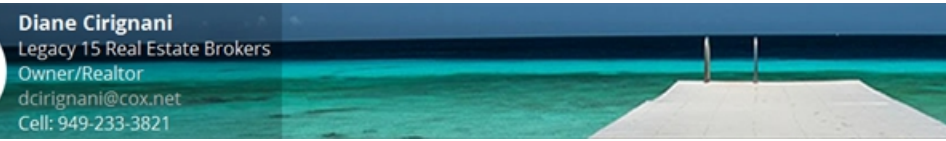


**Diane Cirignani**  
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 Owner/Realtor  
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### 10 Hawksmoor



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$699,900 / \$725,000** ↑

13 days on the market • Sold On 04/23/2018

3 beds, 3 baths • 1,805 sqft • 2,822 sqft lot • \$401.66/sqft • Built in 1994

Gorgeous view home with 3 bedrooms, 2.5 bathrooms, living room with fireplace plus spacious family room off of kitchen. High vaulted ceilings in living room. Hard flooring through entry, family room, kitchen and breakfast nook. Plush carpeting and neutral paint through out. Kitchen features granite counters, breakfast bar, gas stove, breakfast nook, under cabinet lighting and microwave. Recessed lig... [More](#)

ML# OC18056042

### 5 Robin Ridge



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$725,000 / \$730,000** ↑

26 days on the market • Sold On 07/16/2018

3 beds, 3 baths • 1,805 sqft • 2,912 sqft lot • \$404.43/sqft • Built in 1994

Gorgeous home located in the highly desired gated community of Eagle Pointe. The main floor has a ideal layout with the family room open to the kitchen. The kitchen offers a breakfast bar, granite counter tops, stainless steel appliances and a breakfast nook. The dining area is open to the living room which has cathedral ceilings and a fireplace. Off the entry is a main floor powder room. Upstairs are ... [More](#)

ML# OC18105702

### 22 Hawksmoor



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$725,000 / \$734,000** ↑

3 days on the market • Sold On 06/15/2018

3 beds, 3 baths • 1,817 sqft • 2,832 sqft lot • \$403.96/sqft • Built in 1994

Beautiful Aliso Viejo view home with 3 bedrooms and 2.5 bathrooms over 1800 Sq. Ft that is ready for you. Turn key is the optimal word when describing this wonderful home. The residence features newer custom flooring, newer SS appliances along with custom quarts counter top and backslash in the kitchen. 3 bedrooms including a nice master suite with a view are ready for you to call 22 Hawksmoor home. St... [More](#)

ML# OC18119434

### 11 Larkmead



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$747,000 / \$747,000**

3 days on the market • Sold On 08/06/2018

3 beds, 3 baths • 1,932 sqft • 4,840 sqft lot • \$386.65/sqft • Built in 1993

Incredible opportunity to purchase a beautiful home in the gated Eagle Pointe community of Aliso Viejo! This beautiful Plan 2 residence features a well-designed floor plan with 3 bdrms, a large loft (optional 4th bdrm), and 2 1/2 baths, in over 1,900 sq. ft. The main level is light and bright with soaring ceilings and picture windows and features formal living/dining spaces in addition to a separate fa... [More](#)

ML# OC18158081

### 34 Hawksmoor



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$775,000 / \$780,000** ↑

5 days on the market • Sold On 04/19/2018

4 beds, 3 baths • 2,165 sqft • 2,976 sqft lot • \$360.28/sqft • Built in 1994

One of the best locations you could ask for! Great view from this 4 bedroom + loft home. Gorgeous kitchen with granite counter tops and center island open to the family room both with great views! Wood and ceramic tile floors downstairs and plantation shutters with newer kitchen appliances. Custom mantel and tile work grace a double sided fireplace in the living room and family room. High vaulted ce... [More](#)

ML# OC18058877



## Quick CMA Report

		<b>Br/Ba</b>	<b>Sqft</b>	<b>LSqft</b>	<b>List Price</b>	<b>Sold Price</b>	<b>\$/Sqft</b>	
<b>Total Listings:</b>	5	<b>Maximum:</b>	4/3.00	2,165	4,840	\$775,000	\$780,000	\$404.43
<b>Total on Market:</b>	0	<b>Minimum:</b>	3/3.00	1,805	2,822	\$699,900	\$725,000	\$360.28
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	3/3.00	1,905	3,276	\$734,380	\$743,200	\$391.40
		<b>Median:</b>	3/3.00	1,817	2,912	\$725,000	\$734,000	\$401.66

<b>Closed</b>												
<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>COE Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>	
10 Hawksmoor	AV	1994	STD	04/23/2018	3	3	13/13	1,805	2,822	\$401.66	\$725,000	
5 Robin Ridge	AV	1994	STD	07/16/2018	3	3	26/26	1,805	2,912	\$404.43	\$730,000	
22 Hawksmoor	AV	1994	STD	06/15/2018	3	3	3/3	1,817	2,832	\$403.96	\$734,000	
11 Larkmead	AV	1993	STD	08/06/2018	3	3	3/3	1,932	4,840	\$386.65	\$747,000	
34 Hawksmoor	AV	1994	STD	04/19/2018	4	3	5/5	2,165	2,976	\$360.28	\$780,000	
					<b>Maximum:</b>	4	3.00	26	2,165	4,840	\$404.43	\$780,000
					<b>Minimum:</b>	3	3.00	3	1,805	2,822	\$360.28	\$725,000
					<b>Average:</b>	3	3.00	10	1,905	3,276	\$391.40	\$743,200
					<b>Median:</b>	3	3.00	5	1,817	2,912	\$401.66	\$734,000

### 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 'Eagle Pointe (EP)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:57 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 'Eagle Pointe (EP)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18056042	10 Hawksmoor	3	3	1,805	\$401.66	03/10/2018	04/23/2018	13	\$699,900	\$725,000	103.59
OC18105702	5 Robin	3	3	1,805	\$404.43	05/05/2018	07/16/2018	26	\$725,000	\$730,000	100.69
OC18119434	22 Hawksmoor	3	3	1,817	\$403.96	05/21/2018	06/15/2018	3	\$725,000	\$734,000	101.24
OC18158081	11 Larkmead	3	3	1,932	\$386.65	07/05/2018	08/06/2018	3	\$747,000	\$747,000	100.00
OC18058877	34 Hawksmoor	4	3	2,165	\$360.28	03/13/2018	04/19/2018	5	\$775,000	\$780,000	100.65

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)	3	2	0
Absorption Rate (Total Sales/Months)	0.50	0.67	0.00
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	\$734,000	\$738,500	\$0
Median Comparable Sales DOM	5	15	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	101.24%	100.34%	0.00%

*\*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.*