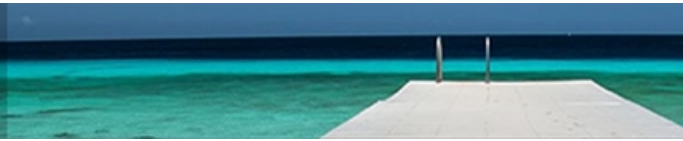


Diane Cirignani
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 Owner/Realtor
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15 Plateau



Active • Single Family Residence

\$824,900

3 days on the market • Listed On 01/01/2019

4 beds, 3 baths • 1,830 sqft • 3,973 sqft lot • \$450.77/sqft • Built in 1999

Don't miss out on this beautifully upgraded home on a quiet cul-de-sac in a well-established neighborhood! The first level features beautiful Pergo wood floors, a fabulous custom built-in entertainment center, a cozy, double-sided fireplace w/stone hearth & mantle and an amazing gourmet kitchen that has been tastefully remodeled to include quartz counters, stainless steel appliances and a large, custom... [More](#)

Aliso Viejo • [Map](#)

ML# OC19000173

53 Plateau



Closed • Single Family Residence

List / Sold:

\$734,900 / \$725,000 ↓

41 days on the market • Sold On 10/18/2018

3 beds, 3 baths • 1,439 sqft • 3,470 sqft lot • \$503.82/sqft • Built in 1998

Welcome to the community of Promenade. You will love this 3 Bedroom home with a very functional floor plan which includes two bedrooms upstairs and one bedroom downstairs. Downstairs bedroom is perfect for an office or overnight guests. Large master bedroom upstairs with dual vanities and large walk in closet with organizers. Secondary bedroom complete with full bathroom with tub and shower. Many great... [More](#)

Aliso Viejo • [Map](#)

ML# OC18193455

6 Gala Ct



Closed • Single Family Residence

List / Sold:

\$750,000 / \$768,000 ↑

9 days on the market • Sold On 07/09/2018

3 beds, 3 baths • 1,500 sqft • 3,954 sqft lot • \$512.00/sqft • Built in 2000

Welcome to this highly upgraded & charming home. The most discerning buyer will appreciate all this beautiful home has to offer. You will be impressed the minute you walk in with the dramatic vaulted ceilings. Lots of windows provide a home that is light and bright. Enjoy the cozy fireplace. The living room is open to the kitchen & dining area. Fall in love with your beautiful kitchen complete with gr... [More](#)

Aliso Viejo • [Map](#)

ML# OC18101743

20 Parisville



Closed • Single Family Residence

List / Sold:

\$829,900 / \$825,000 ↓

13 days on the market • Sold On 07/12/2018

4 beds, 3 baths • 2,071 sqft • 3,383 sqft lot • \$398.36/sqft • Built in 1999

Spacious 4 bedroom PLUS Loft home in the highly sought-after "Promenade" neighborhood, tucked away at the end of one of Aliso Viejo's finest cul-de-sacs, walking distance to highly rated Don Juan Avila elementary and middle schools. The open concept floor plan boasts a large living space with a handsome custom built-in entertainment center with shelving and a hidden tv cabinet. Large dining room with f... [More](#)

Aliso Viejo • [Map](#)

ML# OC18126141

20 Richemont Way



Closed • Single Family Residence

List / Sold:

\$839,000 / \$856,000 ↑

5 days on the market • Sold On 07/25/2018

4 beds, 3 baths • 1,965 sqft • 3,227 sqft lot • \$435.62/sqft • Built in 2000

The Largest Model in the Highly Sought-After "Promenade" Neighborhood, Located in a Cul-de-Sac, Panoramic City Lights & Mountain Views, Lots of Natural Light, Recessed Lighting, Built-in Surround Sound Speakers, Freshly Painted, and New Flooring & Baseboards Throughout the Entire Home. Kitchen features Brand New Stainless Steel Appliances, New Sink & Faucet, Granite Countertop, and Breakfast Bar. Dow... [More](#)

Aliso Viejo • [Map](#)

ML# OC18154073

18 Caledon Ct



Aliso Viejo • [Map](#)

Closed • [Single Family Residence](#)

List / Sold:
\$875,000 / \$878,000 ↑

8 days on the market • **Sold On 07/25/2018**

4 beds, 3 baths • **1,965 sqft** • **4,856 sqft lot** • **\$446.82/sqft** • **Built in 1999**

Located in the desirable Promenade Community this bright and airy home boasts a 1,933 sq ft floorplan with 4 bedrooms and 2.5 baths. The amazing private backyard is truly an entertainers dream with its spa, firepit, built-in BBQ bar and private pool. Immediately feel at home as you enter from the outside into the inviting parlor with hardwood flooring and warming fireplace. The remodeled kitchen is a ... [More](#)

ML# OC18144588

©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:	6	Maximum:	4/3.00	2,071	4,856	\$875,000	\$878,000	\$512.00
Total on Market:	1	Minimum:	3/3.00	1,439	3,227	\$734,900	\$725,000	\$398.36
Sold/Exp Ratio:	0.00	Average:	4/3.00	1,795	3,811	\$808,950	\$810,400	\$457.90
		Median:	4/3.00	1,898	3,712	\$827,400	\$825,000	\$448.79

Active											
Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
15 Plateau	AV	1999	STD	01/01/2019	4	3	3/3	1,830	3,973	\$450.77	\$824,900
				Maximum:	4/	3.00	3	1,830	3,973	\$450.77	\$824,900
				Minimum:	4	3.00	3	1,830	3,973	\$450.77	\$824,900
				Average:	4	3.00	3	1,830	3,973	\$450.77	\$824,900
				Median:	4	3.00	3	1,830	3,973	\$450.77	\$824,900

Closed											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
53 Plateau	AV	1998	STD	10/18/2018	3	3	41/41	1,439	3,470	\$503.82	\$725,000
6 Gala CT	AV	2000	STD	07/09/2018	3	3	9/9	1,500	3,954	\$512.00	\$768,000
20 Parisville	AV	1999	STD	07/12/2018	4	3	13/13	2,071	3,383	\$398.36	\$825,000
20 Richemont WY	AV	2000	STD	07/25/2018	4	3	5/5	1,965	3,227	\$435.62	\$856,000
18 Caledon CT	AV	1999	STD	07/25/2018	4	3	8/8	1,965	4,856	\$446.82	\$878,000
				Maximum:	4	3.00	41	2,071	4,856	\$512.00	\$878,000
				Minimum:	3	3.00	5	1,439	3,227	\$398.36	\$725,000
				Average:	4	3.00	15	1,788	3,778	\$459.32	\$810,400
				Median:	4	3.00	9	1,965	3,470	\$446.82	\$825,000

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 07/08/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Promenade (PROM)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:35 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 07/08/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Promenade (PROM)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC19000173	15 Plateau	4	3	1,830	\$450.77	01/01/2019	3	\$824,900

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18193455	53 Plateau	3	3	1,439	\$503.82	08/08/2018	10/18/2018	41	\$734,900	\$725,000	98.65
OC18101743	6 Gala Court	3	3	1,500	\$512.00	05/30/2018	07/09/2018	9	\$750,000	\$768,000	102.40
OC18126141	20 Parisville	4	3	2,071	\$398.36	05/29/2018	07/12/2018	13	\$829,900	\$825,000	99.41
OC18154073	20 Richemont Way	4	3	1,965	\$435.62	06/27/2018	07/25/2018	5	\$839,000	\$856,000	102.03
OC18144588	18 Caledon Court	4	3	1,965	\$446.82	06/17/2018	07/25/2018	8	\$875,000	\$878,000	100.34

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)	0	4	1
Absorption Rate (Total Sales/Months)	0.00	1.33	0.33
Total # of Comparable Active Listings	0	0	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	3.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$840,500	\$725,000
Median Comparable Sales DOM	0	9	41
Median Comparable List Price (Listings Only)	\$0	\$0	\$824,900
Median Comparable Listings DOM (Listings Only)	0	0	3
Median Sale Price / Median List Price %	0.00%	100.73%	98.65%

*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.