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**6 Bluff Cove Dr**



**Active • Condominium**

**\$644,000** ↓

109 days on the market • Listed On 09/04/2018

3 beds, 3 baths • 1,509 sqft • 1 sqft lot • \$426.77/sqft • Built in 2001

This beautiful DETACHED condo with no adjoining walls is waiting just for you! Three bedrooms, two and half baths, this charming home has upgrades throughout. The kitchen features maple cabinetry, granite countertops, custom farmhouse sink, and a sizable pantry; stainless steel appliances include dual drawer dishwasher. Stunning cherry wood flooring run throughout the downstairs and plantation shutters... [More](#)

Aliso Viejo • [Map](#)

ML# OC18214795

**48 Bluff Cove Dr**



**Active • Condominium**

**\$670,000**

58 days on the market • Listed On 11/07/2018

3 beds, 3 baths • 1,509 sqft • 3,500 sqft lot • \$444.00/sqft • Built in 2000

Highly Upgraded detached condo located in the prestigious Twelve Picket Lane community of Aliso Viejo! This masterpiece of a property is within walking distance to the community pool and award winning schools. As you enter the front door you will immediately notice the gorgeous hardwood flooring throughout the downstairs. The ultimate chef's kitchen includes brand new quartz counters, subway tile bac... [More](#)

Aliso Viejo • [Map](#)

ML# OC18268799

**3 Nantucket Ln**



**Closed • Condominium**

List / Sold:  
**\$599,000 / \$592,000** ↓

42 days on the market • Sold On 08/16/2018

3 beds, 3 baths • 1,604 sqft • 100 sqft lot • \$369.08/sqft • Built in 2001

Welcome home to 3 Nantucket. Located in the beautiful city of Aliso Viejo. Investor's delight. Great location in a desirable community of Picket Lane, friendly neighborhood close to Aliso Viejo town center. This 3 bedroom, 2 1/2 bath single family home including large master, and two secondary bedroom all on 2nd floor. Lots of natural light. Priced to sell now.... [More](#)

Aliso Viejo • [Map](#)

ML# OC18023953

**102 Nantucket Ln # 97**



**Closed • Townhouse**

List / Sold:  
**\$649,900 / \$625,000** ↓

24 days on the market • Sold On 09/27/2018

3 beds, 3 baths • 1,509 sqft • No lot size data • \$414.18/sqft • Built in 2000

Located in the heart of Aliso Viejo, this DETACHED home in the Twelve Picket Lane tract is flush with natural light, full of tasteful upgrades, and ready for you to move in and enjoy it. The open floor plan welcomes you in with its living room, dining room and kitchen complete with breakfast bar and adorned with pristine white cabinets, rich granite counter tops and stainless steel appliances. All th... [More](#)

Aliso Viejo • [Map](#)

ML# OC18182131

**76 Nantucket Ln**



**Closed • Condominium**

List / Sold:  
**\$659,500 / \$657,500** ↓

35 days on the market • Sold On 09/04/2018

3 beds, 3 baths • 1,865 sqft • No lot size data • \$352.55/sqft • Built in 2000

\*\*A community of charming DETACHED cottage condo homes.\*\*Move In Condition with city lights,Hill VIEW\*\* Nestled in the hillsides. \*\*\*Three bedrooms and Three baths,two full baths and one half baths. \*\*\*\*\*PLUS VERY SPECIOUS DOUBLE DOOR OFFICE ROOM IN UPSTAIRS \*\*\*\*\*SO TOTAL OF FOUR ROOMS,THREE BEDROOMS PLUS ONE EXTRA COMFORTABLE OFFICE ROOM\*\*\*\*\* No common walls, crown moulding, baseboards, California... [More](#)

Aliso Viejo • [Map](#)

ML# PW18141881

### 56 Nantucket Ln



Aliso Viejo • [Map](#)

**Closed** • Condominium

List / Sold:

**\$649,000 / \$659,000** ↑

4 days on the market • Sold On 07/30/2018

3 beds, 3 baths • 1,509 sqft • 0 sqft lot • \$436.71/sqft • Built in 1999

This beautiful DETACHED cottage condo is just waiting for you! Three bedrooms, two and a half baths and no common walls, this adorable home has a quaint front porch and back patio/yard for your enjoyment. The stunning kitchen has granite countertops, stainless steel appliances, 18" travertine tiles, a spacious party and breakfast bar. The travertine tiles traverse throughout the downstairs which is an... [More](#)

ML# OC18160701

### 126 Nantucket Ln



Aliso Viejo • [Map](#)

**Closed** • Condominium

List / Sold:

**\$699,000 / \$679,900** ↓

7 days on the market • Sold On 10/26/2018

3 beds, 3 baths • 1,509 sqft • No lot size data • \$450.56/sqft • Built in 2000

This gorgeous detached home sits on an amazing end lot with views/privacy. Located in the popular Twelve Picket Lane community the floor plan consists of 2 bedrooms w/loft \*Tax assessor shows 3 bedrooms\* (could be turned into bedroom #3 - has access to Jack and Jill bath) & 2 1/2 baths. Beautifully updated in 2014 & features an open concept kitchen with Kitchen Aid stainless appliances, Sharp microwave... [More](#)

ML# OC18241305

### 4 Bluff Cove Dr



Aliso Viejo • [Map](#)

**Closed** • Condominium

List / Sold:

**\$699,999 / \$690,000** ↓

18 days on the market • Sold On 09/10/2018

3 beds, 3 baths • 1,604 sqft • No lot size data • \$430.17/sqft • Built in 2001

Emerald gem in the city of Aliso Viejo. This ideal DETACHED home features 3 spacious bedrooms and 2 1/2 bathrooms. The kitchen is an over-sized kitchen that opens up to the private dining room and has a perfect sized bar opening to the living room. The kitchen features stainless steel appliances, granite countertops and custom touches throughout. The living room features built-in surround sound, a fire... [More](#)

ML# IG18177811

### 9 Nantucket Ln



Aliso Viejo • [Map](#)

**Closed** • Condominium

List / Sold:

**\$725,000 / \$725,000**

44 days on the market • Sold On 10/12/2018

4 beds, 3 baths • 1,865 sqft • 2,200 sqft lot • \$388.74/sqft • Built in 2000

Location, location, location...this is the best location in the tract! 4 bedroom end unit detached home overlooking a greenbelt in the front yard with a slope to the side. With only one neighbor and ZERO road noise you have peace, quiet and privacy. Huge private backyard with large grass area and fruit trees is perfect for entertaining guests or relaxing during your time off. The home has been upgra... [More](#)

ML# OC18176460

### 8 Bluff Cove Dr



Aliso Viejo • [Map](#)

**Closed** • Condominium

List / Sold:

**\$779,000 / \$750,000** ↓

7 days on the market • Sold On 08/23/2018

4 beds, 3 baths • 1,865 sqft • 0 sqft lot • \$402.14/sqft • Built in 2001

Come see this beautiful DETACHED CONDO with no adjoining walls! Once you step inside this pristine 4 bedroom 3 bath home in the highly desirable community of Twelve Picket Lane, you won't want to leave. It's move in ready with ample natural light, crown molding throughout, engineered hardwood floors, fireplace, recessed lighting, fresh paint and Carrara marble counter tops. Enter through the Dutch door... [More](#)

ML# OC18167430

## 7 Nantucket Ln



Aliso Viejo • [Map](#)

**Closed** • [Condominium](#)

List / Sold:

**\$765,000 / \$766,000** ↑

**0 days on the market** • **Sold On 08/24/2018**

**3 beds, 3 baths** • **1,865 sqft** • **2,000 sqft lot** • **\$410.72/sqft** • **Built in 2001**

Beautiful 3 bedroom, plus \*bonus room\* detached home with a private patio and yard in the highly sought after community of Twelve Picket Ln. You won't find a nicer home with this much space anywhere in the area for this price. This home is at the end of the street at the far corner of the community away from road noise and other homes. Quartz counter tops, stainless appliances, kitchen island, farm s... [More](#)

**ML# OC18175704**

©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

		<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>	11	<b>Maximum:</b>	4/3.00	1,865	3,500	\$779,000	\$766,000	\$450.56
<b>Total on Market:</b>	2	<b>Minimum:</b>	3/3.00	1,509	0	\$599,000	\$592,000	\$352.55
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	3/3.00	1,656	1,114	\$685,400	\$682,711	\$411.42
		<b>Median:</b>	3/3.00	1,604	100	\$670,000	\$679,900	\$414.18

### Active

<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>List Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>
6 Bluff Cove DR	AV	2001	STD	09/04/2018	3	3	109/109	1,509	1	\$426.77	\$644,000
48 Bluff Cove DR	AV	2000	STD	11/07/2018	3	3	58/58	1,509	3,500	\$444.00	\$670,000
				<b>Maximum:</b>	3/	3.00	109	1,509	3,500	\$444.00	\$670,000
				<b>Minimum:</b>	3	3.00	58	1,509	1	\$426.77	\$644,000
				<b>Average:</b>	3	3.00	84	1,509	1,751	\$435.39	\$657,000
				<b>Median:</b>	3	3.00	84	1,509	1,751	\$435.39	\$657,000

### Closed

<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>
3 Nantucket LN	AV	2001	STD	08/16/2018	3	3	42/42	1,604	100	\$369.08	\$592,000
102 Nantucket LN #97	AV	2000	STD	09/27/2018	3	3	24/24	1,509		\$414.18	\$625,000
76 Nantucket LN	AV	2000	STD	09/04/2018	3	3	35/35	1,865		\$352.55	\$657,500
56 Nantucket LN	AV	1999	STD	07/30/2018	3	3	4/4	1,509	0	\$436.71	\$659,000
126 Nantucket LN	AV	2000	STD	10/26/2018	3	3	7/7	1,509		\$450.56	\$679,900
4 Bluff Cove DR	AV	2001	STD	09/10/2018	3	3	18/18	1,604		\$430.17	\$690,000
9 Nantucket LN	AV	2000	STD	10/12/2018	4	3	44/44	1,865	2,200	\$388.74	\$725,000
8 Bluff Cove DR	AV	2001	STD	08/23/2018	4	3	7/7	1,865	0	\$402.14	\$750,000
7 Nantucket LN	AV	2001	STD	08/24/2018	3	3	0/0	1,865	2,000	\$410.72	\$766,000
				<b>Maximum:</b>	4	3.00	44	1,865	2,200	\$450.56	\$766,000
				<b>Minimum:</b>	3	3.00	0	1,509	0	\$352.55	\$592,000
				<b>Average:</b>	3	3.00	20	1,688	860	\$406.10	\$682,711
				<b>Median:</b>	3	3.00	18	1,604	100	\$410.72	\$679,900

### 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 'Twelve Picket Lane (TWPK)'



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## Fannie Mae 1004MC Statistics Detail.

Prepared By: *Diane Cirignani*

Listings as of **01/04/19 at 9:53 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 'Twelve Picket Lane (TWPK)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18214795	6 Bluff Cove Drive	3	3	1,509	\$426.77	09/04/2018	109	\$644,000
OC18268799	48 Bluff Cove Drive	3	3	1,509	\$444.00	11/07/2018	58	\$670,000

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18023953	3 Nantucket Lane	3	3	1,604	\$369.08	01/16/2018	08/16/2018	42	\$599,000	\$592,000	98.83
OC18182131	102 Nantucket Lane #97	3	3	1,509	\$414.18	07/27/2018	09/27/2018	24	\$649,900	\$625,000	96.17
PW18141881	76 Nantucket Lane	3	3	1,865	\$352.55	06/14/2018	09/04/2018	35	\$659,500	\$657,500	99.70
OC18160701	56 Nantucket Lane	3	3	1,509	\$436.71	07/05/2018	07/30/2018	4	\$649,000	\$659,000	101.54
OC18241305	126 Nantucket Lane	3	3	1,509	\$450.56	10/03/2018	10/26/2018	7	\$699,000	\$679,900	97.27
IG18177811	4 Bluff Cove Drive	3	3	1,604	\$430.17	07/23/2018	09/10/2018	18	\$699,999	\$690,000	98.57
OC18176460	9 Nantucket Lane	4	3	1,865	\$388.74	07/21/2018	10/12/2018	44	\$725,000	\$725,000	100.00
OC18167430	8 Bluff Cove Drive	4	3	1,865	\$402.14	07/12/2018	08/23/2018	7	\$779,000	\$750,000	96.28
OC18175704	7 Nantucket Lane	3	3	1,865	\$410.72	07/20/2018	08/24/2018	0	\$765,000	\$766,000	100.13

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	7	2
Absorption Rate (Total Sales/Months)	0.00	2.33	0.67
Total # of Comparable Active Listings	1	2	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.86	3.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$659,000	\$702,450
Median Comparable Sales DOM	0	18	26
Median Comparable List Price (Listings Only)	\$659,500	\$671,500	\$657,000
Median Comparable Listings DOM (Listings Only)	35	58	84
Median Sale Price / Median List Price %	0.00%	99.92%	98.66%

*\*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.*