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1 Bottlebrush



Active • Single Family Residence

\$855,000 ↓

163 days on the market • Listed On 07/25/2018

3 beds, 3 baths • 1,877 sqft • 3,700 sqft lot • \$455.51/sqft • Built in 1996

SAVE THOUSANDS AND OBTAIN A BELOW MARKET INTEREST RATE.... COME SEE THIS HOME NOW! BACK ON THE MARKET, BUT WON'T LAST. Take advantage of this fantastic opportunity to own a stunning pool home on a private corner location. Located in the sought after neighborhood of Vista Ridge. The soaring vaulted ceilings welcome you to this open, light & bright floorplan. Enjoy the fully appointed kitchen with granit... [More](#)

Aliso Viejo • [Map](#)

ML# OC18172129

17 Rockrose



Active • Single Family Residence

\$1,099,000 ↓

80 days on the market • Listed On 10/16/2018

5 beds, 4 baths • 2,689 sqft • 5,324 sqft lot • \$408.70/sqft • Built in 1996

Welcome home to a gorgeous Vista Pointe 5 bedroom and 4 bathroom home, complete with serene backyard pool. Luxurious upgrades include custom wide plank white oak wood floors throughout both the downstairs and upstairs, 7 inch baseboards, GE and Jenn Air kitchen appliances and granite counter tops. Airy cathedral ceilings, living room fireplace, and Currey & Company lighting, this home provides an invit... [More](#)

Aliso Viejo • [Map](#)

ML# OC18252996

27 Sprucewood



Active • Single Family Residence

\$1,225,000

70 days on the market • Listed On 11/16/2018

5 beds, 4 baths • 3,338 sqft • 4,638 sqft lot • \$366.99/sqft • Built in 1997

Stunning home with panoramic mountain and city lights views located on a single-loaded street in the sought-after Talus community of Aliso Viejo. Enter the double doors to beautiful slate floors, soaring ceilings and plantation shutters that add to the elegance of the highly desirable floorplan. The inviting living room seamlessly flows to the formal dining room. The adjacent family room features a c... [More](#)

Aliso Viejo • [Map](#)

ML# OC18274107

75 Sprucewood



Active Under Contract • Single Family Residence

\$1,225,000

44 days on the market • Listed On 11/21/2018

4 beds, 3 baths • 2,723 sqft • 4,680 sqft lot • \$449.87/sqft • Built in 1998

This beautifully upgraded two-story home is on a sought-after, single-loaded street in Vista Pointe Ridge. The home features 4 bedrooms, 2.75 bathrooms, 3-car garage, large office w/ double glass doors & a light-filled loft. The upgraded gourmet kitchen has Brookhaven & Wood Mode soft-close custom cabinets w/ pullout shelves, tons of storage, granite slab counters, large kitchen island & built-in dinin... [More](#)

Aliso Viejo • [Map](#)

ML# OC18276927

63 Elderwood



Closed • Single Family Residence

List / Sold:

\$1,100,000 / \$1,075,000 ↓

67 days on the market • Sold On 09/19/2018

4 beds, 3 baths • 2,244 sqft • 6,240 sqft lot • \$479.06/sqft • Built in 1996

Paradise found...welcome to your dream pool home! This home boasts a spectacular one of a kind resort-like backyard with tropical landscaping, thatched roof gazebo, free standing fireplace, salt water pool w/waterfalls, water-slide & spa, built-in BBQ center w/6 burner grill, warming stove, mini-frig, and generous counter space. Set on a spacious 6,240 sq ft lot that's nestled on a quiet end-cul-de-sac s... [More](#)

Aliso Viejo • [Map](#)

ML# OC18138450

96 Timberland



Aliso Viejo • [Map](#)

Closed • [Single Family Residence](#)

List / Sold:
\$1,075,000 / \$1,100,000 ↑

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

5 beds, 3 baths • 3,004 sqft • 4,539 sqft lot • \$366.18/sqft • Built in 1999

SPECTACULAR CANYON VISTAS LOCATION NEAR HIGHLY SOUGHT AFTER PEPPERTREE AREA AND LARGE GREENBELTS, PARK AND EASY ACCESS TO NATURE TRAILS! Desirable Plan 2 Talus floor plan, with double door leading to foyer and large living room with two story ceilings with lots of windows. Separate formal dining room, huge family room with custom built-ins and fireplace which open to the spacious kitchen featuring a la... [More](#)

ML# OC18131908

65 Timberland



Aliso Viejo • [Map](#)

Closed • [Single Family Residence](#)

List / Sold:
\$1,199,000 / \$1,165,000 ↓

6 days on the market • Sold On 09/21/2018

5 beds, 4 baths • 3,148 sqft • 4,377 sqft lot • \$370.08/sqft • Built in 1997

Situated on a quiet street in the exclusive Talus tract of Aliso Viejo, this beautiful home features 5BR/4BA and nearly 3150 sq ft of interior living space and boasts spectacular views. The open, flowing floor plan features a large island kitchen with granite countertops, new oven and microwave and an oversized pantry. A double sided fireplace is shared by the dining room and family room and is visible... [More](#)

ML# LG18199746

57 Sprucewood



Aliso Viejo • [Map](#)

Closed • [Single Family Residence](#)

List / Sold:
\$1,300,000 / \$1,280,000 ↓

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

5 beds, 4 baths • 3,400 sqft • 5,009 sqft lot • \$376.47/sqft • Built in 1999

"When Location Counts" Situated within the highly desirable "Vista Pointe" community and standing proudly on a quiet 'single loaded' street that has you walking distance to the tranquil "Canyon View Park", this property offers serene living for the growing family! Boasting a spacious floor plan consisting of 5 bedrooms (plus office), main-floor bedroom with bathroom access ideal for in-law accommoda... [More](#)

ML# OC18124906

42 Rockrose



Aliso Viejo • [Map](#)

Closed • [Single Family Residence](#)

List / Sold:
\$1,285,000 / \$1,290,000 ↑

7 days on the market • Sold On 08/01/2018

4 beds, 3 baths • 2,922 sqft • 4,576 sqft lot • \$441.48/sqft • Built in 1996

Stunning, beautifully remodeled pool home located in the highly desired Vista Pointe neighborhood of Aliso Viejo is upgraded and expanded with fine quality materials and attention to detail. Enter through the custom designed iron front door into this elegant home with travertine floors, dramatic winding staircase, formal living and dining room and French doors that open to the award winning backyard. T... [More](#)

ML# OC18132258

Quick CMA Report

	Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
Total Listings: 9	Maximum: 5/4.00	3,400	6,240	\$1,300,000	\$1,290,000	\$479.06
Total on Market: 3	Minimum: 3/3.00	1,877	3,700	\$855,000	\$1,075,000	\$366.18
Sold/Exp Ratio: 0.00	Average: 4/3.44	2,816	4,787	\$1,151,444	\$1,182,000	\$412.70
	Median: 5/3.00	2,922	4,638	\$1,199,000	\$1,165,000	\$408.70

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
1 Bottlebrush	AV	1996	STD	07/25/2018	3	3	163/163	1,877	3,700	\$455.51	\$855,000
17 Rockrose	AV	1996	STD	10/16/2018	5	4	80/80	2,689	5,324	\$408.70	\$1,099,000
27 Sprucewood	AV	1997	STD	11/16/2018	5	4	49/70	3,338	4,638	\$366.99	\$1,225,000
	Maximum:	5/	4.00		163	3,338	5,324	\$455.51	\$1,225,000		
	Minimum:	3	3.00		70	1,877	3,700	\$366.99	\$855,000		
	Average:	4	3.67		104	2,635	4,554	\$410.40	\$1,059,667		
	Median:	5	4.00		80	2,689	4,638	\$408.70	\$1,099,000		

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
75 Sprucewood	AV	1998	STD	12/08/2018	4	3	44/44	2,723	4,680	\$449.87	\$1,225,000
	Maximum:	4/	3.00		44	2,723	4,680	\$449.87	\$1,225,000		
	Minimum:	4	3.00		44	2,723	4,680	\$449.87	\$1,225,000		
	Average:	4	3.00		44	2,723	4,680	\$449.87	\$1,225,000		
	Median:	4	3.00		44	2,723	4,680	\$449.87	\$1,225,000		

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
63 Elderwood	AV	1996	STD	09/19/2018	4	3	67/67	2,244	6,240	\$479.06	\$1,075,000
96 Timberland	AV	1999	STD	07/09/2018	5	3	2/2	3,004	4,539	\$366.18	\$1,100,000
65 Timberland	AV	1997	STD	09/21/2018	5	4	6/6	3,148	4,377	\$370.08	\$1,165,000
57 Sprucewood	AV	1999	STD	07/13/2018	5	4	16/16	3,400	5,009	\$376.47	\$1,280,000
42 Rockrose	AV	1996	STD	08/01/2018	4	3	7/7	2,922	4,576	\$441.48	\$1,290,000
	Maximum:	5	4.00		67	3,400	6,240	\$479.06	\$1,290,000		
	Minimum:	4	3.00		2	2,244	4,377	\$366.18	\$1,075,000		
	Average:	5	3.40		20	2,944	4,948	\$406.65	\$1,182,000		
	Median:	5	3.00		7	3,004	4,576	\$376.47	\$1,165,000		

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 'Aurora (AURO)', 'Hillsborough (HILL)',
 'Talus (TALS)', 'Vista Pointe (VSPT)', 'Vista Ridge (VSRG)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of **01/04/19 at 10:13 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 'Aurora (AURO)', 'Hillsborough (HILL)', 'Talus (TALS)', 'Vista Pointe (VSPT)', 'Vista Ridge (VSRG)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18172129	1 Bottlebrush	3	3	1,877	\$455.51	07/25/2018	163	\$855,000
OC18252996	17 Rockrose	5	4	2,689	\$408.70	10/16/2018	80	\$1,099,000
OC18274107	27 Sprucewood	5	4	3,338	\$366.99	11/16/2018	49	\$1,225,000

Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18276927	75 Sprucewood	4	3	2,723	\$449.87	11/21/2018	44	\$1,225,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18138450	63 Elderwood	4	3	2,244	\$479.06	05/15/2018	09/19/2018	67	\$1,100,000	\$1,075,000	97.73
OC18131908	96 Timberland	5	3	3,004	\$366.18	06/06/2018	07/09/2018	2	\$1,075,000	\$1,100,000	102.33
LG18199746	65 Timberland	5	4	3,148	\$370.08	08/16/2018	09/21/2018	6	\$1,199,000	\$1,165,000	97.16
OC18124906	57 Sprucewood	5	4	3,400	\$376.47	05/31/2018	07/13/2018	16	\$1,300,000	\$1,280,000	98.46
OC18132258	42 Rockrose	4	3	2,922	\$441.48	06/09/2018	08/01/2018	7	\$1,285,000	\$1,290,000	100.39

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	5	0
Absorption Rate (Total Sales/Months)	0.00	1.67	0.00
Total # of Comparable Active Listings	1	1	4
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.60	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$1,165,000	\$0
Median Comparable Sales DOM	0	7	0
Median Comparable List Price (Listings Only)	\$1,100,000	\$855,000	\$1,162,000
Median Comparable Listings DOM (Listings Only)	67	163	65
Median Sale Price / Median List Price %	0.00%	97.16%	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.