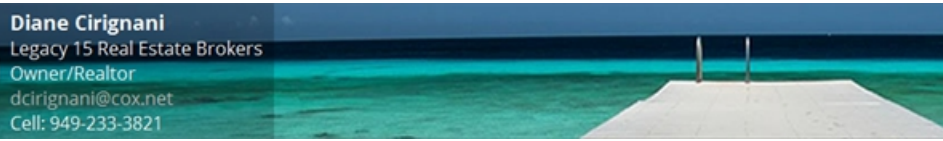


**Diane Cirignani**  
 Legacy 15 Real Estate Brokers  
 Owner/Realtor  
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 Cell: 949-233-3821



**17 Vermilion Cliffs**



Aliso Viejo • [Map](#)

**Active** • Single Family Residence

**\$1,249,000** ↓

218 days on the market • Listed On 05/30/2018

4 beds, 3 baths • 3,413 sqft • 5,160 sqft lot • \$365.95/sqft • Built in 2002

BACK ON THE MARKET! WON'T LAST! Best value in the sought after neighborhood of Canyon View Estates! Come and see what this most popular floorplan has to offer! This stunning home, boasting an open and great room feel welcomes you in, where you will enjoy the perfect blend of luxury and comfort; perfect for entertaining. As you pass through the custom leaded glass door, gorgeous Travertine floors draw ... [More](#)

ML# OC18120459

**20 Groveside Dr**



Aliso Viejo • [Map](#)

**Active** • Single Family Residence

**\$1,399,000 - \$1,299,000** ↓

184 days on the market • Listed On 11/05/2018

5 beds, 3 baths • 3,690 sqft • 6,220 sqft lot • \$379.13/sqft • Built in 1999

Enjoy spectacular Saddleback Mountain views from this beautifully remodeled and meticulously maintained five bedroom, plus bonus room, 3 bath residence with almost 3,700 sq ft of light and bright living space. The well-thought-out floor plan features a downstairs bedroom, stunning wood flooring, fresh paint, neutral carpet, plantation shutters, and dramatic lighting. Beyond the front porch is a spaciou... [More](#)

ML# LG18266727

**66 Trail Canyon Dr**



Aliso Viejo • [Map](#)

**Closed** • Condominium

List / Sold:

**\$775,000 / \$775,000**

9 days on the market • Sold On 09/17/2018

4 beds, 3 baths • 1,783 sqft • 0 sqft lot • \$434.66/sqft • Built in 2000

Located on a cul-de-sac street in the desirable Woodland's Community this bright and airy 1,783 sq ft home features 4 bedrooms and 3 bathrooms with one bedroom on the main floor with an adjacent full bathroom. The spacious family and dining rooms boast vaulted ceilings with generous light emitting dual-pane windows. The gourmet sized kitchen features abundant counter tops and cabinet storage with tran... [More](#)

ML# OC18191334

**46 Dawn Ln**



Aliso Viejo • [Map](#)

**Closed** • Single Family Residence

List / Sold:

**\$844,000 / \$820,000** ↓

71 days on the market • Sold On 07/20/2018

3 beds, 3 baths • 2,068 sqft • 3,398 sqft lot • \$396.52/sqft • Built in 1999

\*\*\*New Price Reduction- priced to sell\*\*\* Turnkey home in the Skyview community of Aliso Viejo . Located in a very desirable neighborhood with highly rated schools. This tastefully upgraded home features 3 bedrooms upstairs plus a den . Home comes with newer Kitchen Aid stainless steel appliances, beautiful warm wood floors throughout , gourmet kitchen with granite and a gorgeous remodeled maste... [More](#)

ML# OC18080721

**15 Cumberland Ln**



Aliso Viejo • [Map](#)

**Closed** • Condominium

List / Sold:

**\$839,900 / \$825,000** ↓

21 days on the market • Sold On 08/14/2018

3 beds, 3 baths • 1,896 sqft • 4,500 sqft lot • \$435.13/sqft • Built in 2001

Designed with distinction on a quiet cul de sac, this beautiful split level home has a upper level featuring the Kitchen, Living Room, Dining Area & Master Suite while the private lower level offers 2 Bedrooms (one is currently being used as an office without a closet) Full Bath and light & bright Family Room. Handsome light bamboo flooring and surround sound throughout. Airy Living Room with cozy fir... [More](#)

ML# SW18146790

### 45 Trail Canyon Dr



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:  
**\$849,000 / \$840,000** ↓

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

3 beds, 3 baths • 1,896 sqft • 0 sqft lot • \$443.04/sqft • Built in 2001

Enjoy resort-style living in this beautifully upgraded pool home located within the Woodlands community of highly sought-after Westridge. The back yard is an entertainer's delight with a large pool and spa, fire pit and covered patio perfect for dining. With a well thought out floor plan, the home was designed for easy living and flows effortlessly. Located on the upper level, the kitchen features whit... [More](#)

ML# LG18103827

### 3 Midnight Ct



Aliso Viejo • [Map](#)

### Closed • Single Family Residence

List / Sold:  
**\$874,900 / \$860,000** ↓

27 days on the market • Sold On 10/17/2018

4 beds, 3 baths • 2,167 sqft • 4,336 sqft lot • \$396.86/sqft • Built in 1999

Nestled on a private cul-de-sac, this 4 bedroom plus loft home has all of the conveniences needed for today's sophisticated buyer. From the perfectly manicured vegetation to the terracota walkway, the low-maintenance front yard has been intelligently designed. Hardwood floors unite the spacious downstairs floor plan including formal dining room and formal living, which could also be a second family are... [More](#)

ML# OC18205912

### 1 Bel Flora Ct



Aliso Viejo • [Map](#)

### Closed • Single Family Residence

List / Sold:  
**\$935,000 / \$922,000** ↓

82 days on the market • Sold On 11/15/2018

4 beds, 3 baths • 2,609 sqft • 4,123 sqft lot • \$353.39/sqft • Built in 2000

SPECTACULAR WESTRIDGE LOCATION ACROSS FROM HIGHLY SOUGHT AFTER WESTRIDGE PARK AND AWESOME FLOOR PLAN! Spacious property featuring a large living and dining room, and a super sized family room/great room open to the large kitchen with island, bar seating, plenty of cabinets, stone countertops and walk-in pantry. Second story offers a large loft area plus office with built-ins and large laundry room with... [More](#)

ML# OC18172487

### 33 Sunswept Mesa



Aliso Viejo • [Map](#)

### Closed • Single Family Residence

List / Sold:  
**\$1,225,000 / \$1,195,000** ↓

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

5 beds, 3 baths • 3,011 sqft • 6,291 sqft lot • \$396.88/sqft • Built in 2000

THIS BEAUTIFUL 5 BEDROOM, 3 BATH, 3011 SQ. FT. HOME IS THE ONE YOU'VE BEEN WAITING FOR! LOCATED IN THE HIGHLY DESIRABLE GATED COMMUNITY OF OAK VIEW ESTATES. Enjoy California lifestyle in this entertainer's backyard with a pool, spa, waterfalls, custom BBQ and double gas grill. This home's incredible versatile floorplan boasts a beautiful double staircase with a formal living room, formal dining room, a... [More](#)

ML# OC18176079

### 22 Crimson



Aliso Viejo • [Map](#)

### Closed • Single Family Residence

List / Sold:  
**\$1,349,000 / \$1,250,000** ↓

176 days on the market • Sold On 10/15/2018

4 beds, 4 baths • 3,601 sqft • 6,613 sqft lot • \$347.13/sqft • Built in 2003

This beautiful home in a cu Del sac situated in the prestigious gated community of Canyon View Estates backed up to the canyon of Laguna Beach with private bike trails and hiking trails. Adjacent to Soka University and Canyon View Elementary School. Features 4 bedrooms, office, large loft, and 3 1/2 baths. Master suite with Walk in closets, separate vanities, separate tub and shower. A Demi suite o... [More](#)

ML# OC18158171

### 7 Fawnridge Pl



Aliso Viejo • [Map](#)

**Closed** • [Single Family Residence](#)

List / Sold:  
**\$1,269,000 / \$1,269,000**

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

3 beds, 3 baths • 3,217 sqft • 5,910 sqft lot • \$394.47/sqft • Built in 2000

... [More](#)

ML# OC18165512

### 57 Groveside Dr



Aliso Viejo • [Map](#)

**Closed** • [Single Family Residence](#)

List / Sold:  
**\$1,275,000 / \$1,275,000**

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

4 beds, 3 baths • 3,300 sqft • 5,102 sqft lot • \$386.36/sqft • Built in 1998

The exclusive gated community of Kensington Estates greets you as you arrive home. This stunning 4 bedroom home with a main floor office, morning room(gym) and resort-like yard exudes warmth and elegance. Grand two-story ceilings and gorgeous hardwood floors draw you through the door and welcome you inside. The formal living and dining rooms have been embellished in rich details such as tray ceilings, ... [More](#)

ML# OC18122762

### 35 Fawnridge Pl



Aliso Viejo • [Map](#)

**Closed** • [Single Family Residence](#)

List / Sold:  
**\$1,449,900 / \$1,415,000** ↓

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

5 beds, 3 baths • 3,887 sqft • 6,866 sqft lot • \$364.03/sqft • Built in 2000

BEAUTIFULLY UPGRADED AND METICULOUSLY MAINTAINED EXECUTIVE HOME in a highly sought after Gated Community of Kensington Estates. Elevated front porch welcomes you into this exquisite open floor plan featuring vaulted ceilings, custom window coverings and gorgeous hardwood floors. The travertine stone entry opens to formal living and dining rooms w/additional den/office with built-ins. Convenient downsta... [More](#)

ML# OC18185407

### 32 Groveside Dr



Aliso Viejo • [Map](#)

**Closed** • [Single Family Residence](#)

List / Sold:  
**\$1,650,000 / \$1,610,000** ↓

24 days on the market • Sold On 08/28/2018

5 beds, 4 baths • 3,281 sqft • 6,356 sqft lot • \$490.70/sqft • Built in 1999

Tucked away in the prominent Community of Kensington Estates, 32 Groveside is a rare find with the most premium panoramic views of twinkling City Lights and Saddleback Mountains. With the most desirable Cape Cod elevation, this estate sets precedence for luxury with elegant designs and a spacious open floor plan with endless views from every room of the house. The interior sets the tone with a beautif... [More](#)

ML# OC18171378

### 3 Tularosa Ct



Aliso Viejo • [Map](#)

**Closed** • [Single Family Residence](#)

List / Sold:  
**\$1,850,000 / \$1,850,000**

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

5 beds, 6 baths • 4,170 sqft • 10,720 sqft lot • \$443.65/sqft • Built in 2000

The most amazing yard you will find! Enjoy this one of a kind home with a resort style pool, spa, fireplace, firepit, California room with gas fireplace, heat lamps, and shade curtains, outdoor kitchen with bar seating, built-in BBQ with warming drawer, and more! This popular floorplan has it all! 5 Bedrooms, all en-suites + Bonus Room + Office. The master suite offers a private deck with spiral sta... [More](#)

ML# OC18225226

## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
<b>Total Listings:</b>	15	<b>Maximum:</b>	5/6.00	4,170	10,720	\$1,850,000	\$1,850,000	\$490.70
<b>Total on Market:</b>	2	<b>Minimum:</b>	3/3.00	1,783	0	\$775,000	\$775,000	\$347.13
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	4/3.33	2,933	5,040	\$1,188,913	\$1,146,615	\$401.86
		<b>Median:</b>	4/3.00	3,217	5,160	\$1,249,000	\$1,195,000	\$396.52

### Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
17 Vermilion Cliffs	AV	2002	STD	05/30/2018	4	3	218/218	3,413	5,160	\$365.95	\$1,249,000
20 Groveside DR	AV	1999	STD	11/05/2018	5	3	60/184	3,690	6,220	\$379.13	\$1,399,000
				<b>Maximum:</b>	5/	3.00	218	3,690	6,220	\$379.13	\$1,399,000
				<b>Minimum:</b>	4	3.00	184	3,413	5,160	\$365.95	\$1,249,000
				<b>Average:</b>	5	3.00	201	3,552	5,690	\$372.54	\$1,324,000
				<b>Median:</b>	5	3.00	201	3,552	5,690	\$372.54	\$1,324,000

### Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
66 Trail Canyon DR	AV	2000	STD	09/17/2018	4	3	9/9	1,783	0	\$434.66	\$775,000
46 Dawn LN	AV	1999	STD	07/20/2018	3	3	71/71	2,068	3,398	\$396.52	\$820,000
15 Cumberland LN	AV	2001	STD	08/14/2018	3	3	21/21	1,896	4,500	\$435.13	\$825,000
45 Trail Canyon DR	AV	2001	STD	07/12/2018	3	3	17/17	1,896	0	\$443.04	\$840,000
3 Midnight CT	AV	1999	STD	10/17/2018	4	3	27/27	2,167	4,336	\$396.86	\$860,000
1 Bel Flora CT	AV	2000	STD	11/15/2018	4	3	82/82	2,609	4,123	\$353.39	\$922,000
33 Sunswept Mesa	AV	2000	STD	11/16/2018	5	3	88/88	3,011	6,291	\$396.88	\$1,195,000
22 Crimson	AV	2003	STD	10/15/2018	4	4	85/176	3,601	6,613	\$347.13	\$1,250,000
7 Fawnridge PL	AV	2000	STD	07/25/2018	3	3	0/0	3,217	5,910	\$394.47	\$1,269,000
57 Groveside DR	AV	1998	STD	09/04/2018	4	3	77/77	3,300	5,102	\$386.36	\$1,275,000
35 Fawnridge PL	AV	2000	STD	09/10/2018	5	3	13/13	3,887	6,866	\$364.03	\$1,415,000
32 Groveside DR	AV	1999	STD	08/28/2018	5	4	24/24	3,281	6,356	\$490.70	\$1,610,000
3 Tularosa CT	AV	2000	STD	09/21/2018	5	6	1/1	4,170	10,720	\$443.65	\$1,850,000
				<b>Maximum:</b>	5	6.00	176	4,170	10,720	\$490.70	\$1,850,000
				<b>Minimum:</b>	3	3.00	0	1,783	0	\$347.13	\$775,000
				<b>Average:</b>	4	3.38	47	2,837	4,940	\$406.37	\$1,146,615
				<b>Median:</b>	4	3.00	24	3,011	5,102	\$396.86	\$1,195,000

### 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 'Alta Vista - Westridge (ALTV)', 'Canyon View Estates (CYNV)', 'Kensington (KENS)', 'Oakview - Westridge (OAKV)', 'Silver Oaks - Westridge (SILO)', 'Skyview - Westridge (SKYV)', 'Woodlands (WOOD)'





## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of **01/04/19 at 10:15 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 'Alta Vista - Westridge (ALTV)', 'Canyon View Estates (CYNV)', 'Kensington (KENS)', 'Oakview - Westridge (OAKV)', 'Silver Oaks - Westridge (SILO)', 'Skyview - Westridge (SKYV)', 'Woodlands (WOOD)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18120459	17 Vermilion Cliffs	4	3	3,413	\$365.95	05/30/2018	218	\$1,249,000
LG18266727	20 Groveside Drive	5	3	3,690	\$379.13	11/05/2018	60	\$1,399,000

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18191334	66 Trail Canyon Drive	4	3	1,783	\$434.66	06/22/2018	09/17/2018	9	\$775,000	\$775,000	100.00
OC18080721	46 Dawn Lane	3	3	2,068	\$396.52	04/04/2018	07/20/2018	71	\$844,000	\$820,000	97.16
SW18146790	15 Cumberland Lane	3	3	1,896	\$435.13	06/19/2018	08/14/2018	21	\$839,900	\$825,000	98.23
LG18103827	45 Trail Canyon Drive	3	3	1,896	\$443.04	05/04/2018	07/12/2018	17	\$849,000	\$840,000	98.94
OC18205912	3 Midnight Court	4	3	2,167	\$396.86	08/22/2018	10/17/2018	27	\$874,900	\$860,000	98.30
OC18172487	1 Bel Flora Court	4	3	2,609	\$353.39	07/20/2018	11/15/2018	82	\$935,000	\$922,000	98.61
OC18176079	33 Sunswept Mesa	5	3	3,011	\$396.88	07/21/2018	11/16/2018	88	\$1,225,000	\$1,195,000	97.55
OC18158171	22 Crimson	4	4	3,601	\$347.13	07/02/2018	10/15/2018	85	\$1,349,000	\$1,250,000	92.66
OC18165512	7 Fawnridge Place	3	3	3,217	\$394.47	07/25/2018	07/25/2018	0	\$1,269,000	\$1,269,000	100.00
OC18122762	57 Groveside Drive	4	3	3,300	\$386.36	05/25/2018	09/04/2018	77	\$1,275,000	\$1,275,000	100.00
OC18185407	35 Fawnridge Place	5	3	3,887	\$364.03	08/01/2018	09/10/2018	13	\$1,449,900	\$1,415,000	97.59
OC18171378	32 Groveside Drive	5	4	3,281	\$490.70	07/16/2018	08/28/2018	24	\$1,650,000	\$1,610,000	97.58
OC18225226	3 Tularosa Court	5	6	4,170	\$443.65	09/20/2018	09/21/2018	1	\$1,850,000	\$1,850,000	100.00

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	9	4
Absorption Rate (Total Sales/Months)	0.00	3.00	1.33
Total # of Comparable Active Listings	4	3	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.00	1.50
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$1,269,000	\$1,058,500
Median Comparable Sales DOM	0	17	84
Median Comparable List Price (Listings Only)	\$1,262,000	\$1,225,000	\$1,324,000
Median Comparable Listings DOM (Listings Only)	81	88	139
Median Sale Price / Median List Price %	0.00%	100.00%	98.01%

\*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.