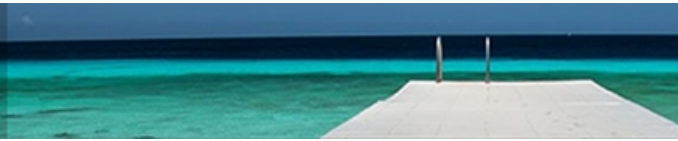


Diane Cirignani
 Legacy 15 Real Estate Brokers
 Owner/Realtor
 dcirignani@cox.net
 Cell: 949-233-3821



21 Promontory Park



Active • Condominium

\$448,351

9 days on the market • Listed On 02/26/2019

2 beds, 2 baths • 1,027 sqft • 3,267 sqft lot • \$436.56/sqft • Built in 1994

This rare find in coveted Calabria features natural light filtering through to the dramatic vaulted ceilings and modern open floor plan. Relax in your spacious living room by the crackling fireplace, enjoy conversations while cooking in the kitchen that sparkles with new stainless range, LED lighting and updated, gooseneck faucet. The Master Suite features vaulted ceilings and an oversized walk in clos... [More](#)

Aliso Viejo • [Map](#)

ML# OC19043561

4 Headland Pl



Active • Condominium

\$469,900

12 days on the market • Listed On 02/23/2019

2 beds, 2 baths • 1,078 sqft • 3,267 sqft lot • \$435.90/sqft • Built in 1996

Beautiful Top Level End Unit In The Most Sought After Neighborhood Of Calabria!! This Home Features 2 Bed, 2 Bath, 1078 Square Feet And An Attached One Car Garage. Home Features Large Kitchen With Granite Counter Tops, White Upgraded Cabinets, Under Cabinet Lighting, Stainless Steel Appliances, New Hardware, Newer Paint, Newer Carpet, Laminate Wood Floors, Travertine Flooring In The Baths, Closet Organ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19037675

51 Sentinel Pl



Active Under Contract • Condominium

\$449,900 ↓

114 days on the market • Listed On 11/13/2018

2 beds, 2 baths • 1,092 sqft • 3,267 sqft lot • \$412.00/sqft • Built in 1991

Calabria Community, Single story (lower level) one car garage and plenty parking space, this is the place you been looking for, Open floor plan 2 bedrooms and 2 baths, remodeled kitchen with granite counter tops and beautiful maple cabinets, beautiful upgraded bathrooms, inside laundry room and one car attached garage with additional storage, window shutters in living room and dining area, sliding door... [More](#)

Aliso Viejo • [Map](#)

ML# PW18273928

1 Windhaven Pl



Closed • Condominium

List / Sold:
\$405,000 / \$370,000 ↓

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

2 beds, 2 baths • 1,092 sqft • 3,267 sqft lot • \$338.83/sqft • Built in 1989

This home is in a well established neighborhood with great amenities including a pool and spa! No blind offers!... [More](#)

Aliso Viejo • [Map](#)

ML# OC18143229

49 Sentinel Pl



Closed • Condominium

List / Sold:
\$449,999 / \$434,500 ↓

26 days on the market • Sold On 01/02/2019

2 beds, 2 baths • 1,152 sqft • 3,267 sqft lot • \$377.17/sqft • Built in 1990

Move in Ready, Extremely Light, Bright and Quiet upper end unit in the Beautiful Calabria Community, recently re-piped with PEX. This floor plan offers ample natural sunlight from numerous windows, vaulted ceilings a nice sized private patio which is piped for a gas BBQ. The Large Master Bedroom has recently updated designer carpet, duel sinks and large closet. The 2nd bedroom is currently used as a de... [More](#)

Aliso Viejo • [Map](#)

ML# OC18271947

22 Sentinel Pl



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$448,800 / \$435,000 ↓

48 days on the market • Sold On 01/07/2019

2 beds, 2 baths • 1,027 sqft • 3,267 sqft lot • \$423.56/sqft • Built in 1995

This Beautiful end unit carriage style with no one above or below you offer 2 bedrooms 2 bath with cherry engineered wood flooring throughout. open floor plan light and bright living/dining room with slate fireplace, sliding door to private patio and hook up gas for BBQ. Open Kitchen with granite counter and back splash, tile floor and plenty of closet space Large master bedroom with walk-in closet a... [More](#)

ML# OC18249902

23 Highpark Pl



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$470,000 / \$465,000 ↓

126 days on the market • Sold On 01/31/2019

2 beds, 3 baths • 1,362 sqft • 3,267 sqft lot • \$341.41/sqft • Built in 1989

One of the most desirable & spacious floorplans within the well maintained "Calabria" Community. This TOTAL MOVE IN READY light bright and airy Townhome offers 2 master suites with oval tub/shower in each, vaulted ceilings, NEW laminate wood flooring, galley kitchen, cozy fireplace, large private patio, attached one car garage and is nestled way in the back of the complex with plenty of guest parking ... [More](#)

ML# OC18211307

25 Sentinel



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$498,000 / \$485,000 ↓

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

2 beds, 3 baths • 1,362 sqft • 3,267 sqft lot • \$356.09/sqft • Built in 1995

Welcome to this townhouse style home nestled in the Calabria Community. Open floor plan with formal entry leading to step-down dining room and living room. Both living & dining room have tumbled travertine flooring. The living room with fireplace & remote controlled light fixtures, designed ceiling fan & sliding door opens up to private patio. Kitchen w/large window, under-cabinet lighting, granite co... [More](#)

ML# PW18137498

15 Windhaven Pl



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$494,800 / \$492,800 ↓

132 days on the market • Sold On 02/15/2019

2 beds, 3 baths • 1,303 sqft • 3,267 sqft lot • \$378.20/sqft • Built in 1990

Welcome home to a beautiful 2 story condo located in the heart of Aliso Viejo! This townhome style condo welcomes you in with a large, low maintenance patio space that boasts plenty of room for entertaining and relaxing. The interior has been freshly painted and the spacious dining and living room feature a cozy fireplace. The brand new stylish floors throughout make the living and dining area flow sea... [More](#)

ML# OC18215441

17 Highpark Pl



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$498,880 / \$501,000 ↑

12 days on the market • Sold On 09/26/2018

2 beds, 3 baths • 1,324 sqft • 3,267 sqft lot • \$378.40/sqft • Built in 1996

Welcome to 17 Highpark Place in the desirable community of Calabria. You'll immediately appreciate its premium, private location, gorgeous layout and many conveniences. The two-story, spacious corner unit offers plentiful windows with views of the lush hillside right outside your front door. A private patio is gated and large enough for hosting al-fresco gatherings. The first level of this turnkey ... [More](#)

ML# PW18201606

32 Promontory



Aliso Viejo • [Map](#)

Closed • [Condominium](#)

List / Sold:

\$513,800 / \$507,800 ↓

30 days on the market • **Sold On 01/15/2019**

2 beds, 3 baths • **1,324 sqft** • **3,267 sqft lot** • **\$383.53/sqft** • **Built in 1993**

Modern Meets Tradition in this Clean - Light - Bright - Upgraded - Updated - Spacious - Condo in the Beautiful Calabria Complex. Fresh Updated Paint Throughout the Unit. From a Double Wide Front Patio, Enter into Large Open Concept Living Room - Dining Room - Kitchen. Tons of Windows Bathe the Rooms with Natural Light. Fresh Carpet Up the Stairs and into the Bedrooms. Fresh Modern Flooring in Kit... [More](#)

ML# OC18266828

©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:	11	Maximum:	2/3.00	1,362	3,267	\$513,800	\$507,800	\$436.56
Total on Market:	2	Minimum:	2/2.00	1,027	3,267	\$405,000	\$370,000	\$338.83
Sold/Exp Ratio:	0.00	Average:	2/2.45	1,195	3,267	\$467,948	\$461,388	\$387.42
		Median:	2/2.00	1,152	3,267	\$469,900	\$475,000	\$378.40

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
21 Promontory Park	AV	1994	STD	02/26/2019	2	2	9/9	1,027	3,267	\$436.56	\$448,351
4 Headland PL	AV	1996	STD	02/23/2019	2	2	12/12	1,078	3,267	\$435.90	\$469,900
				Maximum:	2/	2.00	12	1,078	3,267	\$436.56	\$469,900
				Minimum:	2	2.00	9	1,027	3,267	\$435.90	\$448,351
				Average:	2	2.00	11	1,053	3,267	\$436.23	\$459,126
				Median:	2	2.00	11	1,053	3,267	\$436.23	\$459,126

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
51 Sentinel PL	AV	1991	STD	02/16/2019	2	2	114/114	1,092	3,267	\$412.00	\$449,900
				Maximum:	2/	2.00	114	1,092	3,267	\$412.00	\$449,900
				Minimum:	2	2.00	114	1,092	3,267	\$412.00	\$449,900
				Average:	2	2.00	114	1,092	3,267	\$412.00	\$449,900
				Median:	2	2.00	114	1,092	3,267	\$412.00	\$449,900

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
1 Windhaven PL	AV	1989	SPAY, BNKR	10/26/2018	2	2	62/62	1,092	3,267	\$338.83	\$370,000
49 Sentinel PL	AV	1990	PRO	01/02/2019	2	2	26/26	1,152	3,267	\$377.17	\$434,500
22 Sentinel PL	AV	1995	STD	01/07/2019	2	2	48/48	1,027	3,267	\$423.56	\$435,000
23 Highpark PL	AV	1989	STD	01/31/2019	2	3	126/126	1,362	3,267	\$341.41	\$465,000
25 Sentinel	AV	1995	STD	10/09/2018	2	3	93/93	1,362	3,267	\$356.09	\$485,000
15 Windhaven PL	AV	1990	STD	02/15/2019	2	3	132/132	1,303	3,267	\$378.20	\$492,800
17 Highpark PL	AV	1996	STD	09/26/2018	2	3	12/12	1,324	3,267	\$378.40	\$501,000
32 Promontory	AV	1993	STD	01/15/2019	2	3	30/30	1,324	3,267	\$383.53	\$507,800
				Maximum:	2	3.00	132	1,362	3,267	\$423.56	\$507,800
				Minimum:	2	2.00	12	1,027	3,267	\$338.83	\$370,000
				Average:	2	2.63	66	1,243	3,267	\$372.15	\$461,388
				Median:	2	3.00	55	1,314	3,267	\$377.69	\$475,000

Criteria:

Property Type is 'Residential'
 Standard Status is one of 'Active', 'Act Under Contract',
 'Pending'
 Standard Status is 'Closed'
 Contract Status Change Date is 03/07/2019 to 09/08/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Calabria (CLB)'