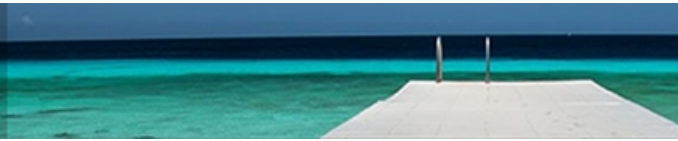


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 Owner/Realtor
 dcirignani@cox.net
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44 Santa Monica St



Active • Single Family Residence

\$774,000 ↓

188 days on the market • Listed On 08/31/2018

4 beds, 3 baths • 1,728 sqft • 3,480 sqft lot • \$447.92/sqft • Built in 1990

Beautiful yard and VIEW in the heart of Aliso Viejo! Exceptional single family home with gorgeous curb appeal and custom landscaping. Open and flexible floor plan in this 3 bedroom plus retreat/possible 4th bedroom. Spacious family room with dual sided fireplace and breakfast room, perfect for family game night, or wonderful meals prepared in this beautifully upgraded kitchen. Kitchen boasts stone coun... [More](#)

Aliso Viejo • [Map](#)

ML# LG18211436

22 Saint Moritz St



Active • Single Family Residence

\$799,000 ↓

153 days on the market • Listed On 10/05/2018

4 beds, 3 baths • 1,725 sqft • 3,300 sqft lot • \$463.19/sqft • Built in 1990

Beautiful home in the very quiet and pristine neighborhood of California Reflections. This 3 bed, 2.5 bath has been kept in excellent condition and is ready for the new owner(s) to take over. The home is in close proximity to shopping centers and restaurants, and in walking distance from Aliso Viejo Community Park. The kitchen has been completely remodeled. The master suite comes with a bonus loft/den ... [More](#)

Aliso Viejo • [Map](#)

ML# PW18243542

7 Panama St



Closed • Single Family Residence

List / Sold:

\$679,000 / \$665,000 ↓

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

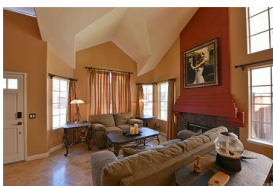
3 beds, 3 baths • 1,386 sqft • 3,025 sqft lot • \$479.80/sqft • Built in 1990

WOW! Incredible 3 bedroom, 2.5 bath 2 story house located on a private cul-de-sac. Kitchen is brand new featuring new custom cabinets, Bianca Calacatta Quartz countertops, deep single bowl steel sink, 2/3 horsepower garbage disposal and subway tile backsplash. Downstairs has Sun Kissed oak vinyl SPC planks that are durable and water proof. Living room has vaulted ceilings and fireplace. New paint thr... [More](#)

Aliso Viejo • [Map](#)

ML# OC18257670

14 Channel Island St



Closed • Single Family Residence

List / Sold:

\$689,999 / \$675,000 ↓

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

3 beds, 3 baths • 1,500 sqft • 3,300 sqft lot • \$450.00/sqft • Built in 1990

This is the lowest priced home in the sought after neighborhood of California Reflections in coveted Aliso Viejo! Welcome to the gorgeous home at 14 Channel Island! This two-story home offers a beautiful and bright floorplan that won't last long! As you enter the home you are greeted with high ceilings and tons of space! On the main level you have two cozy living areas for plenty of relaxation. The i... [More](#)

Aliso Viejo • [Map](#)

ML# LG18212146

8 Saint Moritz St



Closed • Single Family Residence

List / Sold:

\$699,899 / \$675,000 ↓

209 days on the market • Sold On 02/19/2019

3 beds, 3 baths • 1,386 sqft • 3,025 sqft lot • \$487.01/sqft • Built in 1990

Fabulous, highly sought after, detached 3 Bedroom and 2.5 Bath home in prestigious California Reflections. This upgraded and superbly maintained home has a larger kitchen with granite counters and stainless appliances. The living and dining areas have an open floor plan with newer bamboo flooring; this open room has a large wall of windows which invites a light and open feeling in addition to a cozy ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18157907

10 Santa Clara St



Aliso Viejo • [Map](#)

Closed • [Single Family Residence](#)

List / Sold:

\$699,900 / \$690,000 ↓

48 days on the market • **Sold On 11/01/2018**

3 beds, 3 baths • **1,602 sqft** • **3,025 sqft lot** • **\$430.71/sqft** • **Built in 1991**

DRAMATIC DREAM home. Remodeled & highly upgraded in quality, style & sunshine. Features include stunning distressed hardwood floors downstairs. New quality plush carpets on stairs & finest engineered wood floors upstairs. Newer dual pane vinyl energy efficient windows & sliding door, A/C, Furnace, water heater, ceiling fans, recessed lighting, newer light fixtures & baseboards are just a few of man... [More](#)

ML# OC18197727

©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	1,728	3,480	\$799,000	\$690,000	\$487.01
Total on Market:	2	Minimum:	3/3.00	1,386	3,025	\$679,000	\$665,000	\$430.71
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,555	3,193	\$723,633	\$676,250	\$459.77
		Median:	3/3.00	1,551	3,163	\$699,900	\$675,000	\$456.59

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
44 Santa Monica ST	AV	1990	STD	08/31/2018	4	3	188/188	1,728	3,480	\$447.92	\$774,000
22 Saint Moritz ST	AV	1990	STD	10/05/2018	4	3	153/153	1,725	3,300	\$463.19	\$799,000

Maximum:	4/	3.00	188	1,728	3,480	\$463.19	\$799,000
Minimum:	4	3.00	153	1,725	3,300	\$447.92	\$774,000
Average:	4	3.00	171	1,727	3,390	\$455.55	\$786,500
Median:	4	3.00	171	1,727	3,390	\$455.55	\$786,500

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
7 Panama ST	AV	1990	STD	12/07/2018	3	3	19/19	1,386	3,025	\$479.80	\$665,000
14 Channel Island ST	AV	1990	STD	12/10/2018	3	3	72/72	1,500	3,300	\$450.00	\$675,000
8 Saint Moritz ST	AV	1990	STD	02/19/2019	3	3	209/209	1,386	3,025	\$487.01	\$675,000
10 Santa Clara ST	AV	1991	STD	11/01/2018	3	3	48/48	1,602	3,025	\$430.71	\$690,000

Maximum:	3	3.00	209	1,602	3,300	\$487.01	\$690,000
Minimum:	3	3.00	19	1,386	3,025	\$430.71	\$665,000
Average:	3	3.00	87	1,469	3,094	\$461.88	\$676,250
Median:	3	3.00	60	1,443	3,025	\$464.90	\$675,000

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 'California Reflections (CRE)'