


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



22681 Oakgrove # 626

Active • Condominium

\$329,900 ↓



64 days on the market • Listed On 01/02/2019

1 beds, 1 baths • 716 sqft • 0 sqft lot • \$460.75/sqft • Built in 1997

Motivated Seller!! Bring us your offer!! You will love this custom unit situated in the desirable community of Canyon Point! This home has custom paint crown molding, high baseboards, and window treatments. The one bedroom floor plan offers a spacious & open living area. The kitchen is to die for and features all granite slab counters and stainless appliances and opens to the adjacent dining area. Just... [More](#)

Aliso Viejo • [Map](#)

ML# OC19000632

22681 Oakgrove # 213

Active • Condominium

\$375,000 ↓



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

1 beds, 1 baths • 821 sqft • 1,200 sqft lot • \$456.76/sqft • Built in 1997

Just reduced \$14,000. SELLER IS MOTIVATED. Beautifully remodeled ground level one bedroom luxury condo with no steps in the highly desirable community of Canyon Point. The floor plan is light and bright with ample natural light with wonderful views to the mountains from your living room, master bedroom and private patio. Elegant hardwood flooring throughout coupled with crown molding and a private ... [More](#)

Aliso Viejo • [Map](#)

ML# LG19032807

22681 Oakgrove # 514

Closed • Condominium

List / Sold:
\$369,000 / \$365,000 ↓



35 days on the market • Sold On 11/05/2018

1 beds, 1 baths • 900 sqft • 1,200 sqft lot • \$405.56/sqft • Built in 1998

Light and Bright lower level Condo with no steps offering 1 BD 1BA and approx. 900 SF of living space in the highly sought community of Canyon Point. Spacious living and dining room areas accented by built in shelving and direct access to the sunny patio. Kitchen features beautiful granite counter tops and upgraded cabinetry. Master bedroom has access to the patio with storage closet as well as an over... [More](#)

Aliso Viejo • [Map](#)

ML# OC18223239

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	3	Maximum:	1/1.00	900	1,200	\$375,000	\$365,000	\$460.75
Total on Market:	2	Minimum:	1/1.00	716	0	\$329,900	\$365,000	\$405.56
Sold/Exp Ratio:	0.00	Average:	1/1.00	812	800	\$357,967	\$365,000	\$441.02
		Median:	1/1.00	821	1,200	\$369,000	\$365,000	\$456.76

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
22681 Oakgrove #626	AV	1997	STD	01/02/2019	1	1	64/64	716	0	\$460.75	\$329,900
22681 Oakgrove #213	AV	1997	STD	02/12/2019	1	1	23/23	821	1,200	\$456.76	\$375,000

Maximum:	1/	1.00	64	821	1,200	\$460.75	\$375,000
Minimum:	1	1.00	23	716	0	\$456.76	\$329,900
Average:	1	1.00	44	769	600	\$458.76	\$352,450
Median:	1	1.00	44	769	600	\$458.76	\$352,450

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
22681 Oakgrove #514	AV	1998	STD	11/05/2018	1	1	35/35	900	1,200	\$405.56	\$365,000

Maximum:	1	1.00	35	900	1,200	\$405.56	\$365,000
Minimum:	1	1.00	35	900	1,200	\$405.56	\$365,000
Average:	1	1.00	35	900	1,200	\$405.56	\$365,000
Median:	1	1.00	35	900	1,200	\$405.56	\$365,000

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 'Canyon Point (CYNP)'