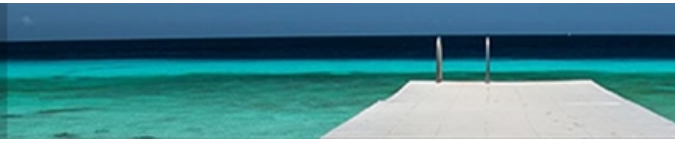


**Diane Cirignani**  
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 Owner/Realtor  
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 Cell: 949-233-3821



**95 Playa Cir # S**



**Active • Condominium**

**\$549,900**

3 days on the market • Listed On 03/04/2019

2 beds, 3 baths • 1,514 sqft • No lot size data • \$363.21/sqft • Built in 2010

Welcome to 95 Playa Circle. This tri-level condo is in immaculate condition. The ground floor has 1 bedroom and full bath with direct access to the 2 car garage, perfect for guests. The second floor boasts beautiful hardwood floors with an open floor plan concept. The kitchen has granite counters, maple cabinets with plenty of storage, stainless steel appliances and a breakfast bar leading to the livin... [More](#)

Aliso Viejo • [Map](#)

ML# NP19048101

**77 Playa Cir**



**Active • Condominium**

**\$580,000**

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

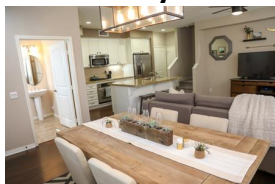
2 beds, 3 baths • 1,514 sqft • No lot size data • \$383.09/sqft • Built in 2009

The wonderful details of this immaculate executive home will be all that you need to call it yours. This home has it all; three levels, dual-master suites, warm and an inviting living room opens up to a cozy eating area and fully appointed kitchen. You will find the first bedroom on the first floor with a private en-suite bathroom as well as a storage closet and garage access. As you make your way to... [More](#)

Aliso Viejo • [Map](#)

ML# OC19037653

**17 Playa Cir**



**Active • Condominium**

**\$649,000**

21 days on the market • Listed On 02/14/2019

3 beds, 3 baths • 1,631 sqft • No lot size data • \$397.92/sqft • Built in 2008

Stunning 2-story, End Unit in Popular Harbor Station! Located just steps away from the Jack Nicholas -18 Hole Golf Course, this home offers 3 bedrooms, 2 1/2 bathrooms and a bright office nook with built-in desk. The living areas showcase a modern Great Room design. Bright spaces with refinished hardwood floors, subtle granite counter tops, soft neutral toned paint, generous cabinet space and direct ac... [More](#)

Aliso Viejo • [Map](#)

ML# OC19034500

**128 Playa Cir # Z**



**Active • Condominium**

**\$649,999 - \$624,999**

1 days on the market • Listed On 03/06/2019

3 beds, 4 baths • 1,573 sqft • acre(s) lot • \$413.22/sqft • Built in 2010

Panoramic View Townhome! Located in the prestigious Harbor Station Community of Glenwood this bright and airy 1,573 sq ft townhome boasts amazing unobstructed Saddleback Mountain and city light views. This home is noteworthy with its 3 bedrooms and 3.5 bathrooms design that provides private bathroom access to each bedroom, and attached 2 car garage. The rare main floor bedroom and bath has easy front... [More](#)

Aliso Viejo • [Map](#)

ML# OC19050654

**126 Playa Circle**



**Closed • Townhouse**

List / Sold:

**\$156,000 / \$156,000**

0 days on the market • Sold On 10/18/2018

1 beds, 1 baths • 939 sqft • No lot size data • \$166.13/sqft • Built in 2010

Great one bedroom one bath home in fantastic area of Aliso Viejo. This one bedroom one bath home is perfect for first time buyers. Main living area is light and bright and is open to the kitchen which has dark mocha cabinets, white tile counter and plenty of counter space. Dining area is also open to this great room. 1/2 bath with pedestal sink for your guests. Upstairs you will find a large maste... [More](#)

Aliso Viejo • [Map](#)

ML# OC18184240

### 55 Playa Cir



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$568,000 / \$560,000** ↓

137 days on the market • Sold On 02/22/2019

2 beds, 3 baths • 1,488 sqft • No lot size data • \$376.34/sqft • Built in 2009

Welcome to the highly upgraded 55 Playa Circle, model 3 of the Harbor Station development located in the prestigious Country Club community of Glenwood. This 2 bedrooms, 3 bathrooms home is notable for it's open floor plan with beautiful hardwood floors, a built in media center, a gourmet kitchen that overlooks the dining room, living room and attached balcony, a third floor grand master suite with a f... [More](#)

ML# OC18274278

### 49 Playa Cir



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$599,900 / \$595,000** ↓

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

3 beds, 4 baths • 1,575 sqft • 0 sqft lot • \$377.78/sqft • Built in 2007

The location of this Aliso Viejo townhome is unmatched. Steps from the Aliso Viejo Country Club you can enjoy golf on the exclusive Jack Nicklaus designed course. If golf isn't your thing you can enjoy a great meal with unmatched views in the club restaurant. Once you get home from roaming the country club you'll enjoy the fantastic kitchen this home offers. Complete with high-end granite counters, spa... [More](#)

ML# OC18259916

### 142 Playa Cir # BB



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$645,000 / \$645,000**

134 days on the market • Sold On 02/22/2019

3 beds, 3 baths • 1,526 sqft • No lot size data • \$422.67/sqft • Built in 2011

Welcome to this wonderfully upgraded home in the heart of the Harbor Station. This 2-story, open-concept floor plan resides on a corner location with only one shared wall. Upon entry, you will find a gourmet kitchen with Kitchen-Aid and LG stainless steel appliances, Golden Garnet Granite counter tops and backsplash, Espresso Shaker Cabinets, a custom pendant light fixture, and a huge center kitchen is... [More](#)

ML# OC18296476

## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
<b>Total Listings:</b>	8	<b>Maximum:</b>	3/4.00	1,631	0	\$649,999	\$645,000	\$422.67
<b>Total on Market:</b>	4	<b>Minimum:</b>	1/1.00	939	0	\$156,000	\$156,000	\$166.13
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	2/3.00	1,470	0	\$549,725	\$489,000	\$362.55
		<b>Median:</b>	3/3.00	1,520	0	\$589,950	\$577,500	\$380.43

### Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
95 Playa CR #S	AV	2010	STD	03/04/2019	2	3	3/3	1,514		\$363.21	\$549,900
77 Playa CR	AV	2009	STD	02/26/2019	2	3	8/8	1,514		\$383.09	\$580,000
17 Playa CR	AV	2008	STD	02/14/2019	3	3	21/21	1,631		\$397.92	\$649,000
128 Playa CR #Z	AV	2010	STD	03/06/2019	3	4	1/1	1,573	0	\$413.22	\$649,999

<b>Maximum:</b>	3/	4.00	21	1,631	0	\$413.22	\$649,999
<b>Minimum:</b>	2	3.00	1	1,514	0	\$363.21	\$549,900
<b>Average:</b>	3	3.25	8	1,558	0	\$389.36	\$607,225
<b>Median:</b>	3	3.00	6	1,544	0	\$390.50	\$614,500

### Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
126 Playa Circle	AV	2010	STD	10/18/2018	1	1	0/0	939		\$166.13	\$156,000
55 Playa CR	AV	2009	STD	02/22/2019	2	3	45/137	1,488		\$376.34	\$560,000
49 Playa CR	AV	2007	STD	12/26/2018	3	4	33/33	1,575	0	\$377.78	\$595,000
142 Playa CR #BB	AV	2011	STD	02/22/2019	3	3	9/134	1,526		\$422.67	\$645,000

<b>Maximum:</b>	3	4.00	137	1,575	0	\$422.67	\$645,000
<b>Minimum:</b>	1	1.00	0	939	0	\$166.13	\$156,000
<b>Average:</b>	2	2.75	76	1,382	0	\$335.73	\$489,000
<b>Median:</b>	3	3.00	84	1,507	0	\$377.06	\$577,500

### 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 'Harbor Station (HAST)'