


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



**12 Berkshire**



**Closed • Single Family Residence**

List / Sold:

**\$824,900 / \$824,000** ↓

**17 days on the market • Sold On 12/18/2018**

**4 beds, 3 baths • 2,101 sqft • 3,375 sqft lot • \$392.19/sqft • Built in 1997**

A rare, majestic home with colonial highlights, 12 Berkshire is the perfect holiday gift for the sophisticated buyer. The manicured grounds lead you to charming porch framed by columns. The interior unites behind new paint, gorgeous distressed hardwood floors, and beautiful new plantation shutters throughout the upstairs living area. The updated kitchen with a center island, granite counters, stainless... [More](#)

**Aliso Viejo • [Map](#)**

**ML# OC18270471**

**14 Chesterwood**



**Closed • Single Family Residence**

List / Sold:

**\$919,000 / \$913,500** ↓

**61 days on the market • Sold On 10/09/2018**

**4 beds, 3 baths • 2,577 sqft • 3,608 sqft lot • \$354.48/sqft • Built in 1997**

This beautifully upgraded Memory Lane home has it all. 4 Bedrooms, 3 baths, and a bonus room with a closet which could be a 5th bedroom. One bedroom and 3/4 bathroom downstairs. Upgrades include Bamboo flooring in living room, dining room, kitchen, family room, downstairs bedroom, and hallway. Kitchen has newer cabinets, Stone counters, stainless steel appliances, built in refrigerator, large center is... [More](#)

**Aliso Viejo • [Map](#)**

**ML# OC18174257**

## Quick CMA Report

		<b>Br/Ba</b>	<b>Sqft</b>	<b>LSqft</b>	<b>List Price</b>	<b>Sold Price</b>	<b>\$/Sqft</b>	
<b>Total Listings:</b>	2	<b>Maximum:</b>	4/3.00	2,577	3,608	\$919,000	\$913,500	\$392.19
<b>Total on Market:</b>	0	<b>Minimum:</b>	4/3.00	2,101	3,375	\$824,900	\$824,000	\$354.48
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	4/3.00	2,339	3,492	\$871,950	\$868,750	\$373.34
		<b>Median:</b>	4/3.00	2,339	3,492	\$871,950	\$868,750	\$373.34

<b>Closed</b>												
<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>COE Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>	
12 Berkshire	AV	1997	STD	12/18/2018	4	3	17/17	2,101	3,375	\$392.19	\$824,000	
14 Chesterwood	AV	1997	STD	10/09/2018	4	3	61/61	2,577	3,608	\$354.48	\$913,500	
					<b>Maximum:</b>	4	3.00	61	2,577	3,608	\$392.19	\$913,500
					<b>Minimum:</b>	4	3.00	17	2,101	3,375	\$354.48	\$824,000
					<b>Average:</b>	4	3.00	39	2,339	3,492	\$373.34	\$868,750
					<b>Median:</b>	4	3.00	39	2,339	3,492	\$373.34	\$868,750

### 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 'Memory Lane (MEML)'