



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

42 Beech Dr



Active Under Contract • Single Family Residence

\$779,900

15 days on the market • Listed On 02/20/2019

4 beds, 3 baths • 1,822 sqft • 3,150 sqft lot • \$428.05/sqft • Built in 1994

Charming Single Family Home in the highly sought after neighborhood of Pacific Grove located near park and award winning schools! 42 Beech is an open floorplan boasting vaulted ceilings, newer windows, wood flooring and 3 bedrooms with an enclosed loft which could be a 4th bedroom. The soaring ceilings and abundance of windows, lets the light pour in this cheery and bright living/dining room area which... [More](#)

Aliso Viejo • [Map](#)

ML# OC19031288

3 Beech Dr



Closed • Single Family Residence

List / Sold:

\$698,000 / \$695,000 ↓

43 days on the market • Sold On 12/28/2018

3 beds, 3 baths • 1,300 sqft • 4,275 sqft lot • \$534.62/sqft • Built in 1994

Beautiful Single Family Residence located in the desirable Pacific Grove Community. Featuring a completely remodeled, bright and airy floor plan with 3 bedrooms and 2.5 baths. Spacious modern kitchen with generous cabinetry and counter space. Woodflooring throughout. Nest thermostat and completely new HVAC including new AC condenser. Oversized backyard with fantastic entertaining hardscape, grassy area... [More](#)

Aliso Viejo • [Map](#)

ML# OC18251797

8 Pacific Grove Dr



Closed • Single Family Residence

List / Sold:

\$700,000 / \$700,000

8 days on the market • Sold On 10/01/2018

3 beds, 3 baths • 1,242 sqft • 3,600 sqft lot • \$563.61/sqft • Built in 1992

Charming White Picket Fence Style Single Family Home located in the desirable Pacific Grove Community. Featuring a bright and airy 1,242 sq. ft. floorplan with 3 bedrooms, 2.5 baths and 2 car attached garage. The inviting family rooms boasts an abundance of light emitting windows, vaulted ceiling, diagonal installed tile flooring, warming gas burning fireplace and tranquil views of the spacious backyard... [More](#)

Aliso Viejo • [Map](#)

ML# OC18216490

11 Birch Dr



Closed • Single Family Residence

List / Sold:

\$775,000 / \$770,000 ↓

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

3 beds, 3 baths • 1,822 sqft • 3,060 sqft lot • \$422.61/sqft • Built in 1995

Charming Single Family Home located in the desirable Pacific Grove Community. Featuring a bright and airy 1,822 sq. ft. floorplan with 3 bedrooms & loft, 2.5 baths and 2 car attached garage. The formal living and dining rooms boast an abundance of windows, vaulted ceilings and bamboo flooring is the perfect for entertaining large gatherings of family and friends. The spacious family room features an in... [More](#)

Aliso Viejo • [Map](#)

ML# OC18185328

Quick CMA Report

	Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
Total Listings: 4	Maximum: 4/3.00	1,822	4,275	\$779,900	\$770,000	\$563.61
Total on Market: 0	Minimum: 3/3.00	1,242	3,060	\$698,000	\$695,000	\$422.61
Sold/Exp Ratio: 0.00	Average: 3/3.00	1,547	3,521	\$738,225	\$721,667	\$487.22
	Median: 3/3.00	1,561	3,375	\$737,500	\$700,000	\$481.33

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
42 Beech DR	AV	1994	STD	02/26/2019	4	3	15/15	1,822	3,150	\$428.05	\$779,900
				Maximum:	4/	3.00	15	1,822	3,150	\$428.05	\$779,900
				Minimum:	4	3.00	15	1,822	3,150	\$428.05	\$779,900
				Average:	4	3.00	15	1,822	3,150	\$428.05	\$779,900
				Median:	4	3.00	15	1,822	3,150	\$428.05	\$779,900

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
3 Beech DR	AV	1994	STD	12/28/2018	3	3	43/43	1,300	4,275	\$534.62	\$695,000
8 Pacific Grove DR	AV	1992	STD	10/01/2018	3	3	8/8	1,242	3,600	\$563.61	\$700,000
11 Birch DR	AV	1995	STD	09/12/2018	3	3	10/10	1,822	3,060	\$422.61	\$770,000
				Maximum:	3	3.00	43	1,822	4,275	\$563.61	\$770,000
				Minimum:	3	3.00	8	1,242	3,060	\$422.61	\$695,000
				Average:	3	3.00	20	1,455	3,645	\$506.94	\$721,667
				Median:	3	3.00	10	1,300	3,600	\$534.62	\$700,000

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 'Pacific Grove (PG)'