



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



**24 Bluebird Ln**



**Active** • Single Family Residence

**\$699,900** ↓

96 days on the market • Listed On 03/08/2019

3 beds, 3 baths • 1,614 sqft • 3,168 sqft lot • \$433.64/sqft • Built in 1992

Highly upgraded showplace home with over \$100,000 in upgrades! Very rare large downstairs master bedroom in this price range. This stunning designers dream has been completely updated with only the finest options as you will see the moment you touch the impressive glass and wrought iron door. Every detail has been carefully thought out and kept in immaculate condition. The soaring cathedral ceilings... [More](#)

Aliso Viejo • [Map](#)

ML# OC19048567

**55 Bluebird Ln**



**Active** • Single Family Residence

**\$720,000**

87 days on the market • Listed On 01/20/2019

3 beds, 3 baths • 1,838 sqft • 3,400 sqft lot • \$391.73/sqft • Built in 1995

Stunning Seaway Collection 3 bed 2 1/2 bath PLUS large Loft. This open floor plan features vaulted ceilings and large loft that overlooks the living room and beautiful stone fireplace. Cul de sac location with large wrap around yard, custom BBQ & beautiful views. Beautifully upgraded with wood & stone floors, granite counter tops and stainless appliances. All bathrooms remodeled featuring stone floors ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19018855

**14 Pinyon Jay Ln**



**Closed** • Single Family Residence

List / Sold:  
**\$675,000 / \$655,000** ↓

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

2 beds, 3 baths • 1,432 sqft • 3,325 sqft lot • \$457.40/sqft • Built in 1991

Absolutely gorgeous home in the popular Audubon tract of Aliso Viejo (Seaway Collection) - close to everything and low taxes! Enter the gate and enjoy the garden walkway to the front door next to the outdoor fountain. This is the "Swallow" model with 1432sf, 2 bedrooms and a loft, 2-1/2 bathrooms. Enter into this beautiful home with large travertine tile and wood flooring. Granite counter tops gree... [More](#)

Aliso Viejo • [Map](#)

ML# IG18296603

**17 Cuervo Dr**



**Closed** • Single Family Residence

List / Sold:  
**\$715,000 / \$715,000**

35 days on the market • Sold On 02/01/2019

3 beds, 3 baths • 1,900 sqft • 3,325 sqft lot • \$376.32/sqft • Built in 1992

Fully remodeled with an incredible open floor plan and tons of natural light, you are welcomed by 2-story tall vaulted cathedral ceilings. Move-in ready, gorgeous inside & out. This house has been recently Re-piped (2017), new engineered hardwood floors throughout (2017), new interior paint (2017), exterior pressure washed (2018), new loft built to add additional square footage and usable space (2017),... [More](#)

Aliso Viejo • [Map](#)

ML# OC18274501

**21 Cardinal Ave**



**Closed** • Single Family Residence

List / Sold:  
**\$795,000 / \$795,000**

48 days on the market • Sold On 03/25/2019

3 beds, 3 baths • 1,838 sqft • 4,500 sqft lot • \$432.54/sqft • Built in 1995

Spectacular and Fully remodeled detached single family residence featuring 3 Bedrooms, plus modified loft/office, 2.5 bath, Soaring Cathedral ceiling, formal living room. Upgraded hard wood floor, brand new cabinets and calacatta quartz countertops provide durability and functionality. Lazy susan, spice rack, trash pullouts, wine rack, pantry, etc. are all integrated into this kitchen. A large farmhouse... [More](#)

Aliso Viejo • [Map](#)

ML# OC19004003





## Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of 04/02/19 at 9:43 am

Property Type is 'Residential' Standard Status is one of 'Active', 'Act Under Contract', 'Pending' Standard Status is 'Closed' Contract Status Change Date is 04/02/2019 to 10/04/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Seaway Collection - Audubon (ACO)'

Inventory Analysis	Prior 7-12 Months (04/02/2018-09/30/2018)	Prior 4-6 Months (10/01/2018-12/31/2018)	Current - 3 Months (01/01/2019-04/02/2019)
Total # of Comparable Sales (Settled)	0	0	3
Absorption Rate (Total Sales/Months)	0.00	0.00	1.00
Total # of Comparable Active Listings	0	1	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	2.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$715,000
Median Comparable Sales DOM	0	0	35
Median Comparable List Price (Listings Only)	\$0	\$675,000	\$709,950
Median Comparable Listings DOM (Listings Only)	0	27	33
Median Sale Price / Median List Price %	0.00%	0.00%	100.00%

*\*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.*