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25 Florentine



Active • Condominium

\$459,900 ↓

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

2 beds, 2 baths • 1,094 sqft • 0 sqft lot • \$420.38/sqft • Built in 1994

PRICE REDUCED!!!! Located in the Tivoli I tract on the Wood Canyon loop, with access to one of Orange Counties premier natural areas. This 2-story townhouse has all the pride of ownership you're looking for. Wood floors throughout the first level, separate dining area, living room with cozy fireplace, large windows bask the rooms in natural light. Kitchen has stainless steel appliances and opens to the... [More](#)

Aliso Viejo • [Map](#)

ML# LG19039745

15 Florentine



Active • Condominium

\$525,000 ↓

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

3 beds, 3 baths • 1,738 sqft • 0 sqft lot • \$302.07/sqft • Built in 1994

Enjoy your private hideaway in this impressive 3 bedroom 2.5 bath townhome tucked away down a path in a quiet, peaceful, setting. The feeling is open and bright in the spacious living room with high ceilings large windows with lovely view and gleaming hardwood floors, a perfect place to cuddle in front of the fireplace. Cooking is a pleasure in the open kitchen with maple cabinets, granite counters, br... [More](#)

Aliso Viejo • [Map](#)

ML# OC19042704

6 Aventine



Active Under Contract • Condominium

\$739,000

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

4 beds, 3 baths • 2,014 sqft • 4,500 sqft lot • \$366.93/sqft • Built in 1996

This Spacious detached home in the great and sought after Trivoli Community. Large corner VIEW lot !! (Saddleback mountain and city lights) located at the end of a small cul de sac and a Large 2 car driveway. Home is move in ready and freshly painted. Excellent floor plan with vaulted ceilings. 4 Bedrooms and 2.5 Baths and family room. Large kitchen has recessed lighting and conveniently opens to the ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19050010

4 Palatine



Closed • Condominium

List / Sold:

\$749,000 / \$720,000 ↓

164 days on the market • Sold On 12/12/2018

3 beds, 3 baths • 1,916 sqft • 0 sqft lot • \$375.78/sqft • Built in 1995

Beautiful detached property in the community of Aliso Viejo. Come see this move in ready home which offers 3 bedrooms, 2.5 baths and a bonus room / loft for office space, kid space or whatever you can think of space. Large kitchen with granite counter tops that opens to the family room and the warmth of a fireplace. Large master bedroom with dual vanity sinks, walk in closet, separate shower and soa... [More](#)

Aliso Viejo • [Map](#)

ML# OC18230585

3 Giovanni



Closed • Condominium

List / Sold:

\$769,000 / \$752,500 ↓

55 days on the market • Sold On 12/11/2018

4 beds, 3 baths • 2,043 sqft • 0 sqft lot • \$368.33/sqft • Built in 1996

Beautiful home featuring a large rear yard with a built in BBQ, gas fire pit and green grass backing up to the hillside. Desirable cul-de-sac location with a large driveway. Excellence model 3 floor plan (largest). Move in ready with remodeled bathrooms, all bedrooms upstairs, second level laundry, plenty of storage space and a spacious master suite with walk in closet. Custom family room fireplace wit... [More](#)

Aliso Viejo • [Map](#)

ML# SB18200635



Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19** at **9:50 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 'Tivoli I (TIV1)', 'Tivoli II (TIV2)'

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	2	0
Absorption Rate (Total Sales/Months)	0.00	0.67	0.00
Total # of Comparable Active Listings	2	0	3
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$736,250	\$0
Median Comparable Sales DOM	0	63	0
Median Comparable List Price (Listings Only)	\$759,000	\$0	\$525,000
Median Comparable Listings DOM (Listings Only)	63	0	35
Median Sale Price / Median List Price %	0.00%	97.00%	0.00%

**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.*