



**Diane Cirignani**  
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### 65 Sandcastle



#### Active • Condominium

**\$619,900** ↓

52 days on the market • Listed On 02/09/2019

2 beds, 2 baths • 1,375 sqft • 3,237 sqft lot • \$450.84/sqft • Built in 1991

Absolutely stunning 2 bedroom, plus loft condo located in the outstanding community of "Villas South"! Incredibly open & spacious floor plan, light & bright, with a fantastic view deck & additional large loft area (currently used as a great TV room). Property has been totally repiped w/PEX pipes (2015), central air & whole house air system. Outstanding upgrades due to a fantastic remodel include all ne... [More](#)

Aliso Viejo • [Map](#)

ML# OC19029011

### 63 Sandcastle



#### Active Under Contract • Condominium

**\$560,000** ↓

71 days on the market • Listed On 01/21/2019

2 beds, 2 baths • 1,110 sqft • 3,237 sqft lot • \$504.50/sqft • Built in 1989

Just minutes from dining and shopping outings at the Aliso Town Center and a short drive to the beach lies this turn-key condo offering a coveted corner location in the secluded enclave of Villas South. Bright and airy interiors are complemented by an open floorplan, maximizing space and encouraging flow throughout the home. Sitting and dining spaces are adjacent to the stylish kitchen, adorned with qu... [More](#)

Aliso Viejo • [Map](#)

ML# NP19005624

### 221 Sandcastle



#### Closed • Condominium

List / Sold:

**\$479,900 / \$479,900**

10 days on the market • Sold On 03/04/2019

2 beds, 2 baths • 1,142 sqft • 3,237 sqft lot • \$420.23/sqft • Built in 1992

MODEL PERFECT END UNIT WITH NO ONE ABOVE OR BELOW WITH ATTACHED GARAGE! Prime ultra private location. Awesome open & airy floor plan offering a large living room & dining room with vaulted ceiling, custom slate surround fireplace and upgraded chandelier. Quality engineered wood flooring and plush carpeting. Stunning kitchen with granite countertops with under cabinet lighting & backsplash, stainless st... [More](#)

Aliso Viejo • [Map](#)

ML# OC19013720

### 81 Cloudcrest



#### Closed • Condominium

List / Sold:

**\$559,000 / \$549,000** ↓

64 days on the market • Sold On 11/08/2018

2 beds, 2 baths • 1,375 sqft • 4,221 sqft lot • \$399.27/sqft • Built in 1990

Back on the Market, with brand new floors throughout! Welcome to the highly desirable Aliso Viejo neighborhood, Villas North! This 2 Bed/ 2 Bath + Loft upgraded corner unit features: an open floor plan with plenty of natural light, a custom slate gas fireplace with fire glass feature, brand new carpet through the main living space, loft and bedrooms, brand new wood-like vinyl floors in the kitchen and ... [More](#)

Aliso Viejo • [Map](#)

ML# PW18165982

### 273 Sandcastle



#### Closed • Condominium

List / Sold:

**\$569,995 / \$562,000** ↓

74 days on the market • Sold On 12/21/2018

3 beds, 2 baths • 1,317 sqft • 3,237 sqft lot • \$426.73/sqft • Built in 1992

273 Sandcastle is an exquisite and turnkey property in the most desirable community of Villa South. This home is notable for it's open floor plan, two story high ceilings, extensive natural lights from the windows surrounding the home and offers 3 bedrooms and 2 highly upgraded full bathrooms. This home has brand new rustic laminate floors, fresh designer paint on the walls, a white and bright kitchen... [More](#)

Aliso Viejo • [Map](#)

ML# OC18236199

### 110 Cloudcrest



Aliso Viejo • [Map](#)

**Closed** • [Condominium](#)

List / Sold:

**\$649,000 / \$635,000** ↓

**9 days on the market** • **Sold On 12/21/2018**

**3 beds, 3 baths** • **1,567 sqft** • **4,221 sqft lot** • **\$405.23/sqft** • **Built in 1992**

Rarely on the market and highly sought after, largest floorplan D in Villas North. This totally remodeled home with panoramic views is a property you will not want to miss... Home features new hard wood floor downstairs. Gorgeous remodeled kitchen with marble counters and stainless steel appliances. Beautifully remodeled bathrooms with marble counters, generously sized bedrooms. Large living room with... [More](#)

**ML# PW18276579**

### 86 Sandcastle



Aliso Viejo • [Map](#)

**Closed** • [Townhouse](#)

List / Sold:

**\$640,000 / \$650,000** ↑

**4 days on the market** • **Sold On 03/26/2019**

**3 beds, 3 baths** • **1,600 sqft** • **3,237 sqft lot** • **\$406.25/sqft** • **Built in 1989**

Beautifully renovated home located in a private location of the tract! This entire home has been repiped with PEX piping. Walls of glass pour bright sunlight into all the living areas with vaulted ceilings. Cozy fireplace in the living room will warm your nights and create memories with family & friends. Gorgeous wide plank wood tile flooring covers the entire downstairs. Brand new expanded kitchen wit... [More](#)

**ML# OC19020209**



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## Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19 at 9:53 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 'Villas North (VF)', 'Villas South (VS)'

<b>Inventory Analysis</b>	<b>Prior 7-12 Months</b> (04/02/2018-09/30/2018)	<b>Prior 4-6 Months</b> (10/01/2018-12/31/2018)	<b>Current - 3 Months</b> (01/01/2019-04/02/2019)
Total # of Comparable Sales (Settled)	0	3	2
Absorption Rate (Total Sales/Months)	0.00	1.00	0.67
Total # of Comparable Active Listings	1	0	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	3.00
<b>Median Sale &amp; List Price DOM</b>	<b>Prior 7-12 Months</b>	<b>Prior 4-6 Months</b>	<b>Current - 3 Months</b>
Median Comparable Sale Price	\$0	\$562,000	\$564,950
Median Comparable Sales DOM	0	64	7
Median Comparable List Price (Listings Only)	\$569,995	\$0	\$589,950
Median Comparable Listings DOM (Listings Only)	74	0	62
Median Sale Price / Median List Price %	0.00%	98.60%	100.89%

*\*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.*