

Inside The Colony



858 S. Philadelphia Drive, Anaheim
This two story craftsman home features a large front porch, hardwood floors, original brick fireplace with built in cabinetry, 3-4 bedrooms and French doors. There is a formal dining room and open kitchen with attached laundry room.
\$569,900



1006 W. Pioneer Drive, Anaheim
At nearly 2,100 square feet, this three bedroom home features a formal entry, hardwood floors, smooth ceilings, bright open kitchen, center island, dishwasher and newer double ovens (Perfect for holiday entertaining!).
\$734,900



235 S. Nutwood St., Anaheim
Nestled in a quiet pride of ownership neighborhood! Formal entry, hardwood floors, fireplace, formal dining room AND an extra room which can be used for just about anything! This home was priced below other sales in the area by a MOTIVATED seller!
\$584,900



427 W. Sycamore St., Anaheim Colony
Welcome! This stunning nearly 2,500 sq ft, 3 bd, 2.5 bath home is gorgeous with beautiful hardwood flooring, lush landscaping and weathered brick accents on a corner lot of 9,300 sq ft! This is the home you can move into and just relax and enjoy!
\$799,000



143 S. Chantilly St., Anaheim
Exclusive opportunity to own an executive home on a pride of ownership cul-de-sac street! You'll love to entertain in this spacious 2,200 sq ft beauty! Double door entry, spacious kitchen and many amenities. Extra parking can fit large RV/boat!
\$715,000



232 N. Bush St., Santa Ana
This spacious New York style loft located in Santa Ana's Artists Village within walking distance to restaurants, galleries and the Civic Center. Many modern amenities, 200 sq ft foyer can be used for a business. Buy it furnished for only \$569,000!
\$549,900



1819 N. Ross St., Floral Park, Santa Ana
This CA Bungalow is a work of art! 3 generous bedrooms with fresh paint and hardwood floors. Prof. landscaping and located in the very desirable area of Floral Park! This home eligible for the Mills Act program to receive reduced prop taxes up to 60%!
\$684,900



750 N. Zeyn St., Anaheim
Almost 1,600 sq ft custom built Mediterranean style home. Batchelder tile fireplace - Murphy bed. Mahogany mouldings, 3 bedrooms, hardwood floors under carpet, new flooring in kitchen, French doors and FRESH paint inside and out!
\$599,900



120 S. Kroeger St., Anaheim
Very rarely does a two storey craftsman style home become available, especially in this condition! Over 2,100 sq ft - 4 bdrm, 3.5 bath! The owner has spent over \$80k in the last year to refurbish this property with a new roof, plumbing, upgraded electrical, central air and heat, all new paint. This is an aggressive price because this owner is motivated!
\$649,900



Meghan Shigo
REALTOR®

Cell (714) 273-1381
Off. (714) 254-3071

Please visit my website at
www.MeghansHomes.com

meghanshigo@yahoo.com



"Specializing in custom & vintage homes"



"Buy! Buy! Buy!"

Most people know the time to invest in the stock market is when prices are low. The same is true with real estate! Now is the time to buy!

Speakers attend our weekly Broker Preview meeting. A few weeks ago, there was an expert selling the benefits of investing in the stock market/mutual funds. She had a great presentation with charts, graphs and informative reading material. One of her graphs showed that an investment of \$10,000 in 1972 using their best plan, would now be worth approximately \$311,000. Of course, you would still have to pay taxes to cash this investment out. I called a client of mine who has her home for sale. She bought it in 1976 for \$40,000 and now is selling it for close to \$700,000. That is a profit of approximately \$660,000 in a shorted amount of time. The cost of cashing this investment out? \$500,000 tax free

(for a married couple) and normal home seller's closing costs. Yes, they have put money into their home over the years, but they have also enjoyed the luxury of living there, using their improvements, and getting a great tax deduction every year. Real estate is the perfect investment! The moral of the story: just buy a piece of property that you can see yourself holding onto for as long as possible. If you have been putting off that investment purchase of a house with guesthouse or an apartment building, OPPORTUNITY IS KNOCKING RIGHT NOW!

If you know anyone who has been contemplating an investment, please give him or her this newsletter! And remember when you refer me to your friends, family and neighbors, I will thank you with a gift of \$250 gift card to the merchant of your choice.

*"Every House
in the Colony
is different.
Some houses
are worth more
than others
because of
their rarity,
curb appeal
or restoration
work"*

Home Averages

The average home in the 92805 zip code that is available for sale is three bedroom, 1482 square feet, asking \$599,500 and has been on the market an average of 78 days. The average home in "back up" status is a three bedroom, 1,159 square feet, asking \$546,137, and has been on the market an average of 121 days. The average home in "pending" status is a three bedroom, 1325 square feet, asking \$570,522, averaging 64 days on the market.



726 S. Philadelphia St, Anaheim



605 S. Olive St, Anaheim

Neighborhood Update

Sold In October

1135 E. Broadway	\$488,000	639 N. Hawthorne St	\$624,000
842 S. Anaheim Blvd	\$460,000	706 Lemon	\$635,000
672 E. Center St	\$519,000	1242 E. South St	\$639,000
210 S. Olive St	\$510,000	631 N. Janss Way	\$620,000
605 S. Olive St	\$525,000	256 S. Seneca Cir #36	\$410,000
219 E. North St	\$555,000	705 S. Pine St	\$530,000
927 W. Fall Pl	\$575,000	424 N. Pine St	\$530,000
726 S. Philadelphia St	\$590,000		

"I want to see what's out there first before I agree to sell!"

Before you agree to sell your home you should know what you are able to purchase first. These are the steps I suggest that you take when considering moving:

Give me a call. I would love to come over, take a look at your home, show you past comparable sales and tell you what your net dollars will be.

Give a lender a call. Once you know what your down payment will be a lender can tell you what your new monthly payment will be and see what type of loan program you will feel comfortable with. Lender suggestion: Gail Kramer, Emerald Pacific Financial 714-520-4383.

Give me another call. I can help you in North Orange County, parts of South Orange County, and parts of LA County. I can connect you with Realtors in other parts of California and all over the country. We can take a look to assess what your dollar can buy. Then if it looks as though you have choices you like, you can make your decision. All of these steps are free and at no obligation. Lastly, I offer special discounts when you list and purchase a home using my services. Please call me when you are ready!



COLLECTING FOOD FOR OUR LOCAL HUNGRY

On Wednesday, November 22nd from 3pm-6pm I will be glad to pick up any bagged non-perishable food items (I have attached a bag for your convenience) for our local "Can Tree" event. This worthwhile event contributes to local Food Banks that distribute our efforts in the areas that we live and work. The recipients are individuals and families

that are among the working hungry. Cash donations are always welcome (make your check out to A.I.M. (Affiliates In Motion)). Please call or email me with your address so I know to come to your house for pick-up. Thank you so much for your generosity to those in our community in need of support during this holiday season! Please see below for a list of suggested items:

Preferred Items:

Canned Fruit
Canned Meat

Holiday Items:

Box of Stuffing
Cranberry Sauce
Canned Yams
Jelly or Jam

Dry Goods:

Noodles, Rice or Beans
Macaroni & Cheese

Canned Tomato Products:

Tomato Paste
Tomato Sauce
Spaghetti Sauce

Breakfast Items:

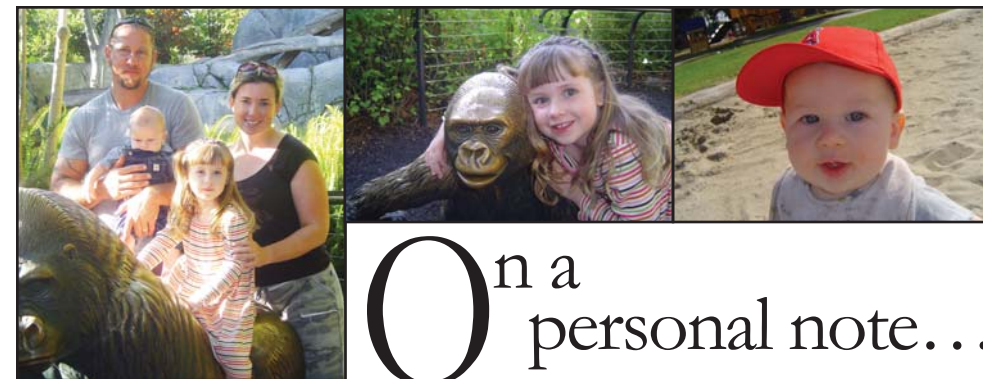
Cereal
Breakfast Bars
Instant Breakfast
Pancake Mix/Syrup

Desserts:

Cake Mix/Frosting
Brownie/Cookie Mix
Jello/Pudding Mix

Other Items:

Canned Soups
Canned Vegetables
Coffee
Powdered Milk
Peanut Butter



On a
personal note...

The Shigo's have a lot to be thankful for. As some of you know we have had quite a year! In January my mother in law was hit by a convicted felon, was left in a coma and eventually died in February. I lost my beloved father in June to an eight year battle with cancer. In March I gave birth to a bouncing baby boy who seems healthy and happy. Through all of these events my neighbors, my friends, my family have been there for us. From watching the dogs, to bringing home cooked meals, from the people who work with me going the extra mile, the Shigo's have a lot to be thankful for! I hope you have lots of people in your life to be thankful for too. I am looking forward to 2007!

CYNTHIA WARD

ARCHITECTURAL HISTORIAN
MILLS ACT RESEARCHER

Have you ever wondered what tales your historic home had to tell? When was it built and by whom? Who has lived in your house and what did they do for a living? Which features are original and what has been added? How do you put it all back together again if it has been changed over time? And did you know that you could save up to 60% off of your property taxes by finding answers to these questions and participating in the Mills Act Programs offered in many cities including Anaheim, Orange and Santa Ana?

This is what I do - I find the answers and do the paper work so that you can reap the benefits, or just enjoy knowing more about your home and your neighborhood. If you're interested in learning the tales your home (or commercial building) has to tell, please contact me at 714/292-0042 or Cynthia_Ward@sbcglobal.net.

