

Inside The Colony



739 N. Resh St., Anaheim Colony

Absolutely beautiful! Almost 1,800 sq ft, hardwood floors, family room, formal living room and dining area. Gorgeous professional landscaping and located on a pride of ownership street!

\$599,000



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



305 E. Barkley Ave, Orange

This adorable 3 bedroom, 1.5 bath home with a 2 car garage is waiting for you in Orange! You don't have to spend your time or money on upgrades here! Elegant kitchen and many upgrades!

\$599,900



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%!

\$699,900



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



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!

\$599,000



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



943 N. Helena St., Anaheim

Built in 1937 this pride of ownership home offers hardwood floors, romantic fireplace, French doors, formal dining room, remodeled kitchen, inside laundry and two large bedrooms.

\$475,000



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"Specializing in custom & vintage homes"



"The truth will set you free!"

It is hard to see what is happening around you when you are standing in the middle of a tornado! That is what happened from April through September, typically the busiest time of the year for the housing market. Now, the real estate industry is able to step back and put their finger on the reason for the slow down. A surge in inventory has given buyers many homes to choose from. Buyers are no longer driven by the sense of urgency that created bidding wars, for fear of losing a home. Today's market conditions can feel like that proverbial tornado. But knowing the truth about what you are in control of will help you weather the storm.

KNOW WHAT YOU ARE IN CONTROL OF.

Your price has to be right.

Homes in our area have decreased in market value over the last year. I can give you specific examples of what a home could have sold for in 2005 at the peak of the market, and what it has sold for in 2006. The market is slowing. Knowing the truth about what your home is worth will alleviate pricing it out of the market and sitting for several months. The longer a home sits on the market, the more of a discount the buyer believes they can get. Knowing what your home is really worth will also help you plan for your next purchase. Know in advance how much you can "bank" on before you move and control your options.

Condition.

You control the condition, and desirability, of your house. I am available to come to your home and consult with you weeks or months in advance of the date you are planning to put the home up for sale. In a buyer's market, your home must stand out from the many others on the market. It is imperative that your home be in the best condition, with as little clutter, as possible. Don't fret! This can be a relatively painless process with the right help!

Marketing.

Your Realtor is in charge of this aspect of your sale. However, you are in charge of choosing your Realtor! There is no magic dust that real estate agents can sprinkle on your home to get it sold HOWEVER, I have a written, proven, and consistent marketing plan that has sold hundreds of homes over the years. Knowing the truth about market conditions when you sell your home will set you up for success!

"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, 1473 square feet, asking \$590,555 and has been on the market an average of 70 days. The average home in "back up" status is a three bedroom, 1,342 square feet, asking \$526,175, and has been on the market an average of 72 days. The average home in "pending" status is a three bedroom, 1442 square feet, asking \$560,816, averaging 64 days on the market.



839 N Citron St., Anaheim



121 E Wilhelmina St., Anaheim

Neighborhood Update

Sold In September

312 S Clementine St	\$539,999	242 S Date E St	\$525,000	857 S Dickel St	\$605,000
1531 E La Palma Ave F1	\$350,000	902 N Topeka St	\$529,000	631 N Janss Way	\$620,000
1531 E La Palma Ave B4	\$379,000	839 N Citron St	\$519,000	1423 E Alpha Pl	\$655,000
1151 S Dover Cir 55l	\$383,000	1822 E Santa Ana St	\$550,000	1739 E Belmont Ave	\$715,000
530 E Afton Ln	\$397,500	1309 N Merona St	\$575,000	1928 E Rosewood Ave	\$795,000
702 S Emily St	\$451,000	205 W Camden Ave	\$580,000	264 S Seneca Cir	\$440,000
1135 E Broadway	\$488,000	1938 E Redwood Ave	\$580,000	427 N Harbor Blvd	\$465,000
960 E Chestnut St	\$490,000	121 E Wilhelmina St	\$595,000	627 N Elmwood St	\$570,000
216 E Florence Ave	\$510,000	927 W Fall Pl	\$575,000	178 W Winston Rd	\$615,000
965 E Broadway St	\$510,000	1406 E Gary Pl	\$596,000	228 S Date St	\$665,000



"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!

ANAHEIM NAMES A THIRD HISTORIC DISTRICT!

On Tuesday, October 17, the Anaheim City Council approved the designation of The Historic Palm District. This makes the third locally designated historic district in our city! The boundaries of this district are Harbor Blvd. to the west, La Palma to the north, North St. to the south, and the railroad tracks (just east of Olive St) to the east. Also included is a small area north of La Palma, commonly known as the Julianna/Patt neighborhood. The process started with interested neighbors in the district, and with some help from volunteers from the Historic Preservation Committee, the neighbors banded together and took on the job. The process took a total of 11 months. Now the Palm District will be able to take advantage of the Mills Act property tax reduction along with other advantages of living in a historic district, such as increased pride of ownership and a sense of place. The neighbors also have a renewed sense of community by working together for a common goal.



SPEAKING OF THE MILLS ACT...

The last day to submit your home survey is October 31st. The last day to submit your completed application is November 15th! There are many last minute applications turned in, so act now! If you have not surveyed your home, it is not too late. Architectural Historian Cynthia Ward is available for hire. You can reach Cynthia at (714) 292-0042. If you have started the survey but need to finish, the Local History Room has moved. No longer housed on the 2nd floor of the Library, the Local History Room is now on the 5th floor of City Hall West, 201 S. Anaheim Blvd. You can reach them at (714) 765-1850.

If you turned in a survey but still need your application, please call Neighborhood Preservation at 714-765-4334. The City is expanding the number of Mills Act contracts this year to allow for the third district, so make sure to get your paperwork in right away!

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.

