

# Inside The Colony



221 N Resh, Anaheim

Gorgeous transitional style home in Anaheim Colony Historic District! This home is under the Mills Act contract with the City of Anaheim which means that if you keep it beautiful on the outside and from the front and doesn't change any historic facade features you get up to 60% off of your property taxes!

**\$587,000**



715 N Rose St, Anaheim

Super bargain in Downtown Anaheim! Close to 5, 55, 91 and 57 freeways! Weekly farmers market, shopping and schools nearby! Extra large home (LARGER THEN TAX ROLL), five bedrooms, three baths, large kitchen, large eating area, formal dining room, formal living room, central air and heat.

**\$283,000**



12322 Tamerlane Dr, Garden Grove

Brand new listing! Adorable home on HUGE corner lot in the beautiful city of Garden Grove! Just south of the resort district which offers shopping, dining and entertainment, minutes from the 22, 91, 57, 5 freeways!

**\$299,900**



1259 E Bassett Way, Anaheim

Absolutely adorable four bedroom two full bath home on pride of ownership street! Close to everything! Freeways, schools, shopping and tons of entertainment! This home features large front driveway with access to two car attached garage, adorable front porch, remodeled large, bright and very open kitchen.

**\$324,900**



575 E Cypress St, Anaheim

What an opportunity! NOT a short sale or a REO sale! This beautiful home is just over 10 years old, built by Kaufman and Broad in the Legacy Tract of pride of ownership homes and located in Downtown Anaheim (which is Anaheim Colony Historic District) which is close to everything!

**\$389,900**



2949 Sequoia Ave, Fullerton

This custom built ranch home is perched high away from the street. Lots of curb appeal! Double door formal entry, formal living room and dining room with romantic fireplace, open kitchen with granite counters, huge master suite with walk in closet, family room with French doors, recessed lighting and smooth ceilings.

**\$549,000**



8912 Ernest Fulsom Dr, Garden Grove

Fantastic buy on this bank owned home is desirable neighborhood in the city of Garden Grove! Formal entry, large living room/dining room. Bright sunny kitchen with view of the huge yard, cozy family room with romantic fireplace.

**\$539,900**



986 Montecito Dr, Los Angeles

Built high upon the hill, with mature trees, wildlife and unobstructed views of Downtown Los Angeles, Mt. Washington and gorgeous sunsets! This home was built to enjoy this view!

**\$399,000**

Call me if you are thinking of selling your home!

714-273-1381



**Meghan Shigo**  
REALTOR®

Cell (714) 273-1381  
Office (714) 254-3071

Please visit my website at  
[www.MeghansHomes.com](http://www.MeghansHomes.com)

[meghanshigo@yahoo.com](mailto:meghanshigo@yahoo.com)



"Specializing in custom & vintage homes"



**Yes! Homes are selling and quick!**

Many times I am asked if homes are actually selling right now and the answer is yes! Homes that are priced correctly will take less than 30 days to sell in the price range of up to \$600,000! Many if not mostly all homes have multiple offers and sell for over asking price. For example I recently listed a home for \$559,900 in Anaheim Hills, within one week I had received eight offers, one for cash at full price and highest was \$638,000 for a financed offer. The house sold the time previous for nearly one million, so this was a great buy for someone who was looking in that area. The seller, being a bank, took the cash offer. It is a super time to buy right now. Homes are about half of what they were selling for at the peak (here was 2006).

If you or someone that you know is thinking about purchasing a home right now there are some things that you/they should do to prepare yourself:

1) Get approved for a loan from a BIG bank. Here are some contacts if you need a referral:

**GMAC Mortgage**

Adam Lane • 704-770-3508 • [adam.lane@gmacm.com](mailto:adam.lane@gmacm.com)

**Prospect Mortgage**

Susan Klaren • (714) 264-0876 • [Susan.Klaren@prospectmtg.com](mailto:Susan.Klaren@prospectmtg.com)

**NationStar Mortgage**

David Leslie • (469) 549-3040 • [David.Leslie@Nationstarmail.com](mailto:David.Leslie@Nationstarmail.com)

**Wells Fargo Mortgage**

Eric Frazier • 562-266-3483

**Emerald Pacific Financial**

Gail Anderson • 714-343-7531 • [gailkramer@pacbell.net](mailto:gailkramer@pacbell.net)

- 2) Get a copy of your credit report and scan it so it is easy to share.
- 3) Scan copies of your last two months bank statements and paystubs \*\*these will have to be updated.
- 4) Scan your last two years tax returns. \*\*if you have not filed 2008 yet, you should, asap

You should have all of this information at your fingertips in case you need to "double up" with the bank who owns the home that you are offering on. Typically the bank, who owns the home, in an effort to keep the business, will make great offers like paying for appraisal and escrow fees and offering a great rate. The bank's loan rep cannot tell you that it's mandatory that you use them for your loan, but it helps.

For more information on how to be prepared to purchase a home or lists of bank repos in the area please feel free to call or email me.

**Muzeo offers Monster Exhibit and Color of Rock!**

Come face to face with amazing with life sized monsters from Hollywood blockbuster films. Also the Color of Rock features the art of Philip Burke. For more info visit [www.Muzeo.org](http://www.Muzeo.org)

The Muzeo is located at 241 S. Anaheim Blvd. The Muzeo is open seven days a week!

*“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

There are 93 homes for sale. The average home in the 92805 zip code that is available for sale is three bedroom, 1300 square feet, asking \$304,872 and has been on the market an average of 108 days. The average home in “pending” status is a three bedroom, 1340 square feet, asking \$286,376, averaging 62 days on the market.



615 N. Lemon



585 E. Cypress St

## Neighborhood Update

### Sold\* In February & March

708 N Topeka St	\$174,900	902 E Wilhelmina St	\$280,000	534 S Resh St	\$200,000
721 N Sabina St	\$179,900	550 S East St	\$264,900	326 S Illinois St	\$225,000
405 S East St	\$199,000	1263 E Cypress St	\$275,000	618 Philadelphia St	\$255,000
630 S Harbor Blvd	\$200,000	901 E Alberta	\$278,500	558 S Ohio St	\$275,000
748 N Olive St	\$231,000	615 N Lemon St	\$302,000	817 N Clementine St	\$269,900
916 N Lemon St	\$220,000	1428 E Broadway	\$305,000	1231 W Center St	\$550,000
616 E North	\$246,000	616 S Helena St	\$297,000	1225 W Center St	\$569,900
524 N Vine St	\$150,000	224 E Sycamore St	\$270,000	707 N Resh St	\$345,000
811 N Pauline St	\$248,000	862 S Claudina St 2	\$340,000	929 N Winter St	\$297,000
808 N Olive St	\$250,000	585 E Cypress St	\$356,000		

"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!

## 2009 Pearson Park Potluck Schedule

Have you ever been to a neighborhood potluck?? We have been holding them for about 10 years! Come, meet your neighbors, bring a friends and your favorite dish (just a normal size) 7pm on the following nights:

- 4/24: 555 S. Illinois ,Jeff Goss
- 5/22: 417 S. Citron, Lonny and Helen Myers
- 6/26: 115 S. Olive, Steve Goodyear
- 7/24: Downtown Anaheim Association would like to take July. We will host the potluck in our new event area which is located near the old Carnegie building (Anaheim Museum) and the new Carnegie Lofts (also the Muzeo.)
- 8/28: 902 W. Broadway, Mitch and Sherry Caldwell,
- 9/25: 750 N. Zeyn Street, Phil and Kelly Siegler,
- 10/23: 227 N. Helena: Doug and Laura Benoit's home
- 11/27: SKIP

### December 12th: Progressive Dinner:

**703 N. Lemon:** Richard and Cynthia Ward (7:00-7:45): Appetizers

People with a last name beginning with A-H will bring appetizers

**607 N. Lemon:** Brad P. and Alone Larson (7:50-8:45): Dinner

People with a last name beginning with I-S will bring a main dish

**319 N. Harbor:** Michelle Lieberman and Lew Aguilar's home (8:50 until?): Dessert

People with a last name beginning with T-Z will bring dessert

## Café Amore Is Now Open!

The new café is located at 184 South Harbor Blvd. Here is a review I found on Yelp.com.

I went for breakfast and the staff is very nice. The owner(I assume) greeted us and tried to make us feel welcome. I can appreciate a business owner taking a moment to thank his patrons. When we left, he said, "Thank you." I like this place and will be returning soon.

P.S. I can't wait to try the Garlic Chicken Panini.....

## Neighborhood Council Schedule for 2009

Neighborhood Council Meetings are held at the Downtown Community Center (250 E. Center Street) at 7pm on the following dates:

**April 29, July 22, October 28th**

These meetings are an opportunity for you to be connected to city staff and other services to address concerns that you may have in your neck of the woods! Common concerns that are addressed are code enforcement, overcrowding, graffiti, shopping carts and available services. Often times updates on projects throughout the downtown are presented. Also priority projects are chosen throughout our Central District that help to eliminate blight and safety concerns. Become involved this year! There are only three meetings to attend! Refreshments are served, children are welcome.

