

# 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"



## 10th annual 4th of July Block Party!

On this 4th of July from 4pm-9pm the 500 block of north Clementine Street will host its 10th annual 4th of July block party!

The fun will start at 4pm. Please bring your favorite specialty dish, a cooler with your drinks and invite whomever you want (just ask them to bring their specialty and drinks also). This is a super way to get to know your neighbors and for your children to get to meet other children in the neighborhood!

There will be:

A super doper jumpy!

Swimming (all children must be accompanied by an adult)!

Children's bike parade!

DJ and karaoke!

Contests for best salad, main dish and dessert with super prizes!

\$1 donation buys you a raffle ticket to an opportunity drawing to win a History Basket filled with Downtown Anaheim goodies! (Proceeds to Anaheim Historical Society)

4pm: opening ceremony

4:15-5:00pm: BEST DISH CONTEST!!! Your entry MUST be on the table by 4:15!

Prizes awarded for BEST salad (prize to be announced)

BEST main dish (A complimentary sign in for TWO TO DISNEYLAND AND CALIFORNIA ADVENTURE, compliments of Cynthia Ward and her schedule availability) and BEST dessert! (prize to be announced)

5pm: Bicycle decorating and parade

6pm -9pm: karaoke and socializing!

*“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!

## Lemon Village at California Square in the Anaheim Colony Historic District Half Completed!

Come, take a step back in time! These lovely historic homes have been graciously saved and moved to their current location from lots across the downtown. Many years of planning went into the development of this area and the acquisition of the homes that are forever placed here. All homes offer new foundations, electrical, plumbing, roofs, paint, central heat, kitchens, baths, garages and much more! Careful attention has been paid to lovingly restore the interiors that feature hardwood floors, period appropriate doors, mouldings, kitchens and baths.

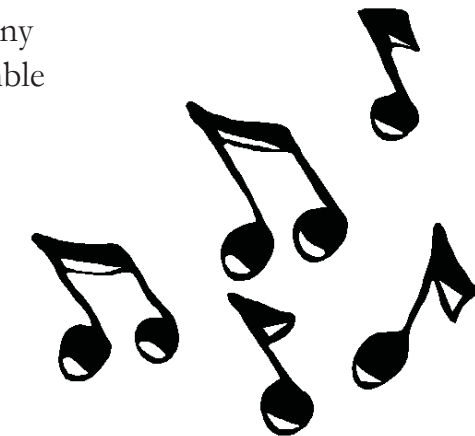
These homes are eligible for the Mills Act! The Mills Act will save the new homeowner up to 60% off of their property taxes for simply maintaining the home.


120/122 W. Water Street  
\$569,900  
1,800 Square feet front house  
four bedrooms, two full baths  
800 square feet back house  
one bedroom, one bath  
10,000 square foot lot  
Two car garage

124/126 W. Water Street  
\$559,900  
1,500 square feet front house  
three bedrooms (could be four), two baths  
800 square foot back house  
one bedroom, one bath  
10,000 square foot lot  
Two car garage

## Fun at Pearson Park Summer 2009 Show Schedule

- 6/19 6:30p Orange County Wind Symphony
- 6/26 6:30p Abalaye African Dance Ensemble
- 7/10 6:30p Razzle Bam Boom
- 7/17 6:30p Boxtales Theatre Company
- 7/24 6:30p Nonosina Polynesian Dance
- 7/31 6:30p Taiko Center of Los Angeles
- 8/7 6:30p Anthony the Magic
- 8/14 6:30p Anaheim Ballet
- 9/19 8:00p The Fab Four





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HISTORIC PRESERVATION

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- HOUSE HISTORIES
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- RESEARCH AND DOCUMENTATION  
FOR MILLS ACT AND  
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- PERIOD DESIGNS FOR  
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714.292.0042  
CYNTHIA\_WARD@SBCGLOBAL.NET