

Inside The Colony



427 W. Sycamore St.,
Anaheim Colony

This stunning nearly 2,500 square foot home exuberates curb appeal with lush landscaping and weathered brick accents on a corner lot of 9,300 square feet.

\$799,000



232 N. Bush St., Santa Ana

This spacious END UNIT Santa Ana Artist Village loft boasts 1553 square feet! The lower level is a STORE FRONT which has possible uses as an insurance office, real estate office, art gallery and many more uses.

\$585,000



1819 N. Ross St., Floral Park,
Santa Ana

This three bedroom California bungalow is a work of art! This is the only bungalow on the market in Floral Park and in this price range.

\$699,900



10201 Geraldine Rd., GG

This 3 bedroom 2 bathroom home is located on a pride of ownership street and is conveniently located near shopping and freeways!

\$660,000



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.

\$489,500



143 S. Chantilly St., Anaheim

This home has been cared for by the same owner for 29 years! At almost 2,200 square feet this home has much to offer. LARGE RV/boat storage. This is a perfect home for the entertainer!

\$715,000



305 E. Barkley Ave, Orange

This adorable three bedroom, 1.5 bath home is waiting for you in Orange! The kitchen has been elegantly remodeled with granite counters, new cabinets, new appliances and also offers a quaint breakfast nook. RV parking.

\$629,900



739 N. Resh St., Anaheim Colony

Located on a pride of ownership street in the Anaheim Colony Historic District! At just under 1,800 square feet this three bedroom two bath home is a rare find!

\$619,900



217 N. Olive St., Anaheim Colony

Meticulously restored historic four unit property in the Anaheim Colony Historic District! Units have original built in cabinetry, claw foot tubs, hardwood floors and are simply adorable! Already has the Mills Act (reduced property taxes)

\$825,000



Meghan
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"Specializing in
custom & vintage homes"



ANAHEIM'S 150th ANNIVERSARY KICK-OFF AND CITY HALL OPEN HOUSE FEATURES FREE AMERICAN IDOL FINALISTS CONCERT!



Anaheim's landmark 150th Anniversary celebration kicks off on Thursday, October 5 with a whole day of activities in the City's historic Downtown Colony District. The day-long celebration will be capped off with a free concert featuring American Idol finalists Ace Young, Kimberly Caldwell and the homecoming of Anaheim's own Lisa Tucker.



The City Hall Open House and Anaheim 150th Anniversary Kick-Off begins at 9 a.m. until approximately 7 p.m. The day's activities include:

- Farmer's Market (9 am - 1:30 pm), Center Street Promenade, sponsored by the Downtown Anaheim Association
- Anaheim Public Utilities salute to Public Power Week Celebration and demonstrations (9 am - 1:30 pm), Center Street Promenade.
- Book Fair (9am - 2:30 pm), City Hall Lobby, sponsored by the Anaheim Employee Transportation Center with proceeds to benefit American Lung Association's SCAMP Camp and Anaheim Public Library Foundation.
- City Hall Open House (9 am - 5 pm). Both City Hall and City Hall West will be open for guests to visit with City staff.



-Police and Fire Department demonstrations (11 am - 4 pm). Anaheim Boulevard between Broadway and Oak Street.

-Professional Birthday Cake Contest (2pm - 5 pm). Front steps of City Hall. Professional bakers and chefs compete to design the City's 150th cake on the City's birthday next year.

-American Idol Finalists Concert (5:30pm - 6:30 pm) Anaheim Boulevard and Center Street Promenade.

In addition to the birthday cake samples, food will be provided by We Give Thanks, Inc., sponsored by La Casa Garcia. Parking is free and available at several lots in downtown Anaheim, but may be limited based on attendance at the day's events. Visitors are encouraged to carpool and use alternative means of transportation.

Media interested in covering the event, securing interviews or in need of photo locations should call (714) 490-1305 prior to the event for credential information. Additional information is also available on the City of Anaheim's website at www.anaheim.net.



ABOUT ANAHEIM - Founded in 1857, the City of Anaheim is one of the nation's premier municipalities and California's 10th most populous city. As the oldest city in Orange County, Anaheim covers 50 square miles, with more than 345,000 residents and 2,077 employees. The municipal corporation's annual budget is \$1.298 billion. The city boasts world-class organizations such as Angels Baseball, CKE Restaurants, Inc., L-3 Communications, Anaheim Ducks, Anaheim Arsenal, Pacific Sunwear, The Walt Disney Company and the USA Men's National Volleyball team. Annually, Anaheim also welcomes millions of visitors to the city, truly making it where the world comes to live, work and play. For more information, please visit www.anaheim.net.

*“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, 1403 square feet, asking \$580,218 and has been on the market an average of 64 days. The average home in “back up” status is a three bedroom, 1598 square feet, asking \$580,560, and has been on the market an average of 85 days. The average home in “pending” status is a three bedroom, 1333 square feet, asking \$528,218, averaging 48 days on the market.



559 S Illinois St



203 S. Kroeger St

Neighborhood Update

Sold In August

195 S Rose St	\$665,000	1135 E Broadway	\$488,000
838 W South St	\$625,000	960 E Chestnut St	\$499,000
545 S Citron St	\$560,000	203 S Kroeger St	\$460,000
623 S Philadelphia St	\$580,000	530 E Afton Ln	\$397,500
559 S Illinois St	\$520,000		



"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!



American Red Cross

Be a Lifesaver! Give Blood!

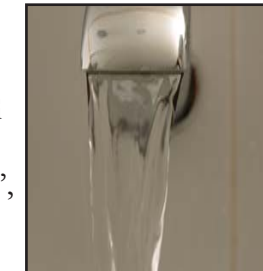
THE RED
CROSS NEEDS
OUR HELP!



How To Avoid Home Sale

Trouble With Fixtures

Buyers and sellers need to be aware of what is legally included and excluded from their sale. Most experienced Realtors have horror stories about “fixtures”, which the seller removed but the buyer thought were included in the sale.



The simple real estate law of fixtures: A fixture is moveable personal property, which, by means of bolts, nails, screws, cement, glue or other attachment method, has been converted to real property. If the item is permanently attached to the structure, it is legally considered to be a fixture, which is included in the home's sale price. However, if an item can be removed without damage to the structure, such as draperies, it is not a fixture. Examples include unscrewing light bulbs and unplugging a refrigerator because both are personal property not permanently attached to the building. The item's weight in immaterial. To illustrate, an above ground swimming pool is removable personal property unless it is surrounded by a permanent structure, thus making it a real property fixture

A more troublesome example can be window coverings. Suppose a house or condo has beautiful draperies and attached wood window blinds. Those draperies hang by hooks from a drapery rod that is screwed into the wall. The law of fixtures says the draperies are personal property because they can be easily removed without damage, but the drapery rods are fixtures included in the home sale. The wood window blinds, if permanently attached to the structure, are considered fixtures, which are included in the home sale.

But the printed sales contract can change the result. Most well-written home sales contract forms specify “window coverings” are included in the sales price (unless otherwise excluded). Just remember, a well-written sales contract can prevent fixture problems by clarifying what is included or excluded from a real estate sale.

The Anaheim Colony Cares Blood Drive

will be Monday, October 9th, 2006

from 2-8 pm at

510 N Clementine, Anaheim

In the Bloodmobile

To make your life-saving
appointment, please call

Meghan Shigo at (714) 273-1381 or
(714) 254-3034.

Questions about your eligibility?

Please call 1-800-843-2949 ext. 7066

For the Month of October, the Red Cross will be giving all who donate, at any Red Cross Blood Drive, a raffle ticket for a chance to win a \$500 "shopping spree" gift card that can be used anywhere!

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 do 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.

