

# Inside The Colony



**631 N. Zeyn St., Anaheim Colony**  
This immaculate home is nearly 2,200 square feet on 6,577 square foot lot located on a pride of ownership street in the Anaheim Colony Historic District! This colonial revival beauty has graced a page of a professional calendar!  
**\$679,900**



**611 S. Pine Street, Anaheim Colony**  
This move in ready three bedroom home is available for immediate occupancy! A white picket fence greets you as you enter the large front yard. There is a tiled entry area which open to the large formal living room and leads to the open kitchen.  
**\$529,900**



**327 S. Citron St, Anaheim Colony**  
A beautiful covered porch greets you as you enter the home and is highlighted by an unusually large gothic arched window. There is a private, formal entry which opens to a large living room with arched ceilings and original faux fireplace.  
**\$649,900**



**331 N. Pine St, Anaheim Colony**  
There are three large bedrooms and one and a half bathrooms. All of the rooms of this home offer lots of space. Through out the home there are original light fixtures, refinished hardwood floors, original unique built in cabinets and custom plantation shutters.  
**\$589,900**



**604 N, Zeyn Street, Anaheim Colony**  
If you are looking for a bungalow that has been restored with no expense spared then this is the home for you! The wainscoting, coffered ceilings, and built in bench have all been painstakingly stripped of layers of paint, stained and sealed.  
**\$599,900**



**507 N. Lemon St., Anaheim Colony**  
At 2,235 square feet this home was built for a wealthy person in 1922! With four large bedrooms (three upstairs and one down) and two full bathrooms this home has the room for you to stay here for a really long time, much like the current owners.  
**\$674,900**



**305 E. Adele St., Anaheim Colony**  
Downstairs there is one large bedroom, a full bath complete with claw foot tub and pedestal sink, recently refinished hardwood floors, a large living room with built in bookcases and breathtaking formal dining room complete with wainscoting and original, refinished built in buffet.  
**\$599,900**



**1531 W. Harriet Lane, Anaheim**  
This gorgeous ranch style home has slate tiled entry, living room w/ romantic used brick fireplace, bright spacious kitchen with pergo flooring and open dining area.  
**\$554,900**



**198 N. Vintage Lane, Anaheim Colony**  
The Holman-Atkins House This elegant home was built in 1903 in what was the fashionable center of town on South Philadelphia Street. The home and its location were suitable for its owner, Emma Herschmann, a wealthy woman from a prominent family in the East.  
**\$795,900**



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custom & vintage homes"



## MARK YOUR CALENDAR!

August will be a busy month for open houses! Come to one, come to all! I will hold a drawing for three \$50 gift cards during the month. The more open houses that you come to the more of an opportunity you have to win! Stop by a twilight open house on the way home from work and enjoy refreshments!

**Twilight open house: Friday August 10th from 5m to 7:00pm:**

**198 N. Vintage Lane, Anaheim:** NEW price of \$795,900! This gorgeous colonial revival has the Mills Act! Hardwood floors, central air, two master bedrooms (total of four bedrooms and three baths) and a 700 square foot space that you can use however you like over the three car garage! All on a cul-de-sac.

**Saturday, August 11th from 1pm to 4pm:**

**604 N. Zeyn Street, Anaheim:** NEW price of \$599,900! This home is ready for the Mills Act! The owner has spent thousands upon thousands of dollars making this home in tip top shape! Hardwood floors, coffered ceilings, NEW kitchen with granite counter, two FULL baths and three bedrooms!

And...

**631 N. Zeyn Street, Anaheim:** NEW to the market: priced at \$679,900. Almost 2,200 square feet, four bedrooms, two baths. This home already has the Mills Act! Wonderful corner lot, hardwood floors, very large rooms, original tile in the bathrooms, romantic fireplace and Anaheim Beautiful Award recipient!

**507 N. Lemon Street, Anaheim:** HUGE price reduction! Only \$674,900 for this nearly 2,300 square foot historic beauty on over a 9,000 square foot lot! Wow! Four large bedrooms, two full baths, built in buffet, two car garage AND detached bonus room! Run, don't walk!

**Saturday, August 18th from 1pm to 4pm:**

**542 S. Indiana Street, Anaheim:** NEW price of \$609,900! This home has the Mills Act! The owner has taken three years and spent thousands of dollars restoring this Tudor home from roof to sidewalk! Practically new everything, but it looks like it has always been there. Three bedrooms, two full baths and too many other great features to list.

And...

**327 S. Citron Street, Anaheim:** NEW to the market \$649,900! You really just take a tour of this gorgeous home! Nearly 1,800 square feet of excellence! Three bedrooms, two baths, French doors, hardwood floors, separate office, breakfast room, high, coved ceilings. This home is ready for the Mills Act!

And...

**611 S. Pine Street, Anaheim:** A real bargain at \$529,900! This spacious three bedroom is framed with a white picket fence, has just been painted inside and out, has beautiful hardwood floors, large open kitchen, family room and LOTS of gated parking, including a two car garage!

**Twilight open house: Friday, August 24th from 5pm to 7pm:**

**331 N. Pine Street, Anaheim:** priced aggressively at \$589,900 this English cottage will take your breath away! Adorable front porch, hardwood floors, central air, plantation shutters, three large bedrooms, one and half baths, inside laundry and large two car garage. This home is ready for the Mills Act!

**Saturday, August 25th from 1pm to 4pm:**

**829 Berkenstock Lane, Placentia:** value range priced from 1.5-2.5 million. Come and see the architectural master piece of Frederick Eley, one of Orange County's most prominent architects of the century! Nearly 6,000 square feet on practically an acre, oversized garage, workshop, pool and more! This home is eligible for the Mills Act!

Please check my website the day before the open house at [www.MeghansHomes.com](http://www.MeghansHomes.com) to insure that the open house is still happening, after all, some of these homes may sell by then! Also, more open houses will be added.

*“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, 1532 square feet, asking \$586,462 and has been on the market an average of 83 days. The average home in “back up” status is a three bedroom, 1879 square feet, asking \$690,975, and has been on the market an average of 186 days. The average home in “pending” status is a three bedroom, 1476 square feet, asking \$553,291, averaging 61 days on the market.



319 S Citron St.



816 W Broadway St.

## Neighborhood Update

### Sold In July

812 E Wilhelmina St	\$419,000	421 N Janss St	\$587,900
408 S Olive St	\$425,000	422 S West St	\$615,000
826 S Clementine St	\$525,000	714 S Resh St	\$607,000
852 S Dickel St	\$542,000	539 S Indiana St	\$620,000
547 S. Anaheim Blvd.	\$549,900	816 W Broadway St	\$635,000
319 S Citron St	\$563,925		
926 N Winter St	\$555,000		

"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!



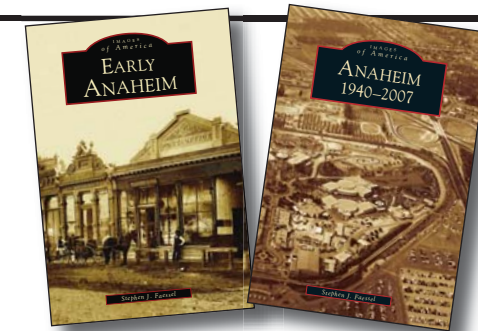
## EXTRA BUYER INCENTIVE!

August kicks off the last month of summer and is also the month that people are motivated to move! In honor of the close of summer I am offering a \$500 credit for closing costs for anyone that purchases a home with myself as their Realtor, in the month of August! If you know someone who is looking for a home give them this newsletter! You can also receive a \$250 gift card to almost anywhere you would like (this is a year round offer) when they purchase a home from me!

## PICK YOUR NEIGHBORS!

Tell your friends, family and co-workers these facts about the Mills Act:

- A Mills Act home receives up to 60% off of it's property taxes! (some neighbors have reported saving 75%!)
- When you purchase a Mills Act home you will not receive a supplemental tax bill (that's thousands of dollars in savings the first year!)
- When taxes are calculated into a monthly payment, purchasing a Mills Act house is almost like spending \$100,000 less on a mortgage!




Anaheim Historian Stephen J. Faessel, who was raised in the North Park area of the Colony, recently announced the publication of his two newest illustrated histories of Anaheim. “Anaheim: 1940-2007” is the 128 page companion to Faessel’s first book for Arcadia Publishing: “Early Anaheim”. As the name implies, “Anaheim 1940-2007” takes a tour of Steve’s hometown during the most exciting time of its 150-year history, the change from a Citriculture based small town to the state’s tenth largest city and the capital of tourism in Southern California. Faessel’s “Early Anaheim” book visits the community from its beginning in 1857 until about 1940.

Stephen and his wife Susan also announced the publication of a “Coffee-Table” style book from Turner Publishing. Named “Historic Photos of Anaheim”, this 200-page glossy work covers Anaheim from its founding as a vineyard colony in 1857 until the year 1974. Steve is pleased to offer an autographed copy of either of the smaller works for \$20 postpaid and the larger Turner book for \$40 postpaid. Faessel, who currently sits on the Anaheim Planning Commission, said that he is honored to offer these three works as his contribution to Anaheim’s Sesquicentennial Celebration.



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