

# Inside The Colony



**120 S. Kroeger St., Anaheim Colony**  
Very rarely does a two storey craftsman style home become available, especially in this condition! Over 2,100 sq ft - 4 bdrm, 3.5 bath! The owner has spent over \$80k in the last year to refurbish this property with a new roof, plumbing, upgraded electrical, central air and heat, all new paint. This is an aggressive price because this owner is motivated!

**\$649,900**



**858 S. Philadelphia Drive, Anaheim**  
This two story craftsman home features a large front porch, hardwood floors, original brick fireplace with built in cabinetry, 3-4 bedrooms and French doors. There is a formal dining room and open kitchen with attached laundry room.

**\$569,900**



**1006 W. Pioneer Dr, Anaheim Colony**  
At nearly 2,100 square feet, this three bedroom home features a formal entry, hardwood floors, smooth ceilings, bright open kitchen, center island, dishwasher and newer double ovens (Perfect for holiday entertaining!).

**\$734,900**



**235 S. Nutwood St., Anaheim**  
This gorgeous four bedroom\* home is nestled in a quiet pride of ownership neighborhood! Formal entry, hardwood floors, romantic fireplace, formal dining room AND a extra room which would make a great family room, office playroom, work out room.

**\$584,900**



**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**



**750 N. Zeyn St., Anaheim Colony**  
Built in 1923, this home features three large bedrooms and is nearly 1,700 square feet! Having only two owners in it's lifetime, this home is about as original as you can get with many significant items still in tact and in great condition!

**\$579,900**



**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**



**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%!

**\$674,900**



**508 N. Citron, Anaheim Colony**  
This traditional ranch home is absolutely in fabulous condition! A brick pathway leads to the double door entrance and the classic front porch. This home is nearly 1,800 square feet with a lot size of over 9,000 square feet.

**\$629,900**



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"Specializing in  
custom & vintage homes"



LOOKING  
FOR A NEW  
HOME?  
LOOK NO  
FURTHER!

Do you spend hours on the internet looking for a new home that meets your criteria? Narrowing down a search for homes can be very difficult with many real estate websites because you are not able to ask for specifics. For example, horse property or RV parking. In the multiple listing system I have the ability to refine a search to find homes that are exactly what you are looking for. City, price, size, lot size, pool or no pool, garage size, parking and tons of choices for amenities, like "guest house". Conveniently these listings can be emailed to you every time a new homes becomes available. This is, of course, a free service. Please call me or email me with your criteria today!



MERRY CHRISTMAS  
& HAPPY HOLIDAYS!

I wish you all a very happy holiday!  
"When we remember a special Christmas, it is not the presents that made it special, but the laughter, the feeling of love, and the togetherness of friends and family that made that Christmas special." Catherine Pulsifer

## Home Averages

The average home in the 92805 zip code that is available for sale is three bedroom, 1525 square feet, asking \$624,953 and has been on the market an average of 76 days. The average home in "back up" status is a three bedroom, 1315 square feet, asking \$566,119, and has been on the market an average of 115 days. The average home in "pending" status is a three bedroom, 1473 square feet, asking \$577,523, averaging 52 days on the market.



924 N. Helena St, Anaheim



550 S. Dickel, Anaheim

## Neighborhood Update

### Sold In November

|                 |           |                     |           |
|-----------------|-----------|---------------------|-----------|
| 622 E Center St | \$455,000 | 846 S Clementine St | \$595,000 |
| 917 N Emily St  | \$485,000 | 531 S Resh St       | \$422,300 |
| 924 N Helena St | \$520,000 | 534 S Resh St       | \$479,900 |
| 550 S Dickel St | \$585,000 | 607 S Resh St       | \$554,900 |

*"Every House  
in the Colony  
is different.*

*Some houses  
are worth more*

*than others*

*because of*

*their rarity,*

*curb appeal*

*or restoration*

*work"*



"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!



## ANNUAL COLONY PROGRESSIVE POTLUCK!

All are invited to the Annual Colony Progressive Potluck. You can bring a friend (your friends should bring their own dish also, unless you make an extra large one!) You arrive at the designated home for your dish at 6:45pm then go to the first house (see addresses and dishes according to last name below). This is a great way to meet the people in the neighborhood.

**The potluck will begin at 7 p.m. on December 15th**

**Brad and Alone's Home (607 N. Lemon): Appetizers**

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

**Holly Van Os's Home (750 N. Clementine): Dinner**

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

**Ivan and Kathy's Home (753 N. Clementine): Dessert**

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

**Please also bring your drink of choice (alcohol or not!)**

Please call me with any questions 714-273-1381

## CAN TREE A "SUPER" SUCCESS!



Thank you to everyone who participated in our can tree event! My daughter and I collected over 20 containers full of food! The volunteers at the shelter were delighted to see such community support!

## 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.

