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Updated Daily Interior Photos



218 Baymeadows Drive, Placentia
This stunning three bedroom townhome is located right on the border of Yorba Linda in the exclusive Grande Vista community! At nearly 1,450 square feet this home offers a cozy living room with a fireplace, formal dining room, bright kitchen and master bedroom with it's own fireplace! New windows and sliding doors throughout.

\$479,900



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



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



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



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!

\$534,900



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



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

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"Specializing in
custom & vintage homes"



Inside The Colony



WHAT WILL THE FUTURE OF REAL ESTATE BE IN 2007?

The Orange County Register has been driving me absolutely bonkers lately. The newspapers job is not only to report news but to create more readership. What do about 70% of people living in Orange County have in common? Home ownership. So if the paper reports that our biggest investment is questionably an investment then more people will purchase the newspaper to stay tuned of what the next report is. This is partially why prospective home purchasers continue to sit on the sidelines. I can imagine every time they mention that they are thinking of purchasing to their co-workers, family and friends people look at them like they are nuts. Reality is, if everyone waits then they will flood the market at the same time and prices will be on the rise again. Savvy spenders know that you buy when everyone else is selling!

NEIGHBORHOOD COUNCIL MEETING

January 24th at 7:00 pm at the Downtown Community Center our first Central District meeting of the year will take place. This is a great way to voice any concerns you have. City staff, Anaheim Police Dept. and Code Enforcement all attend to hear concerns and help address problems. If you have a concern it helps to call me first, a.s.a.p. so I can request it to be put onto the agenda or ask a specific problem solver to attend.

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Home Averages

The average home in the 92805 zip code that is available for sale is three bedroom, 1453 square feet, asking \$605,051 and has been on the market an average of 82 days. The average home in "back up" status is a three bedroom, 1976 square feet, asking \$650,545, and has been on the market an average of 109 days. The average home in "pending" status is a three bedroom, 1442 square feet, asking \$578,400, averaging 95 days on the market.



925 N. Helena St, Anaheim



858 S Philadelphia St, Anaheim

Neighborhood Update

Sold In December

548 S Zeyn St	\$489,000	700 N Bush St	\$610,000
207 E Alberta St	\$550,000	610 S Indiana St	\$595,000
858 S Philadelphia St	\$578,000	739 N Resh St	\$599,999
925 N Helena St	\$560,000	802 N Lenz Dr	\$625,000
622 Emily	\$565,900		



"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!



NEW 2007 LAWS TAKE EFFECT!

SB 1613: Restrictions on Cellular Phone Usage in Motor Vehicles

This law prohibits the use of a cell phone when driving unless the phone is designed and configured to allow hands-free listening and talking, and is used in that manner. The fine for a first offense is \$20. For any subsequent offense is \$50.

AB 790: Falsely Claiming to be a REALTOR®

This law prohibits agents from falsely claiming to be a "REALTOR®," and authorizes the Real Estate Commissioner to suspend or revoke the license of anyone who falsely claims or advertises membership in trade organizations, special designations, or certifications. There is a difference between just having a real estate license and subscribing to the code of ethics required for Realtors!

AB 1169: 60-Day Notice to Terminate Periodic Tenancy

It's BACK! The legislators have re-established the 60-day notice which is required by landlords to give to residential tenants on periodic tenancies (month-to-month tenancies) when the tenants have been living in the property for at least one year. If the tenant has been in the property less than one year, then the landlord only has to give a 30-day notice. Additionally, a 30-day notice can be given when all of the following conditions have been met: 1) the property is a single-family residence, condo, townhouse (not a duplex, triplex or other multi-unit property); 2) the owner of the unit is selling the property to a bona fide purchaser for value; 3) an escrow has been established with a licensed escrow agent; 4) the buyer is a natural person or persons; 5) notice is given within 120 days after escrow is opened; 6) notice was not previously given to the tenant; and 7) the buyer intends to live in the property for at least one full year.

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.

