



Happy  
New Year!

## GRANDVIEW 2015

Market Activity in Review (1-1-15 to 12-31-15)

*Information Obtained Through MLS and OC Tax Assessor;*

*Square Footage Obtained From Builder Floor Plans*

Bd/Ba	Sq. Ftg.	List Price	Sale Price	Days on Mkt	Closed	Comments
4/2.5	1794	479000	In Escrow	176+		Modified Retreat , was \$510,000
2+/2.5	1557	494000	476000	113	12-18-15	2 Bedroom + Loft
3/2.5	1386	515000	490000	95	12-10-15	Upgraded End Unit
3+/2.5	1794	525000	540000	35	11-13-15	Upgraded 3 Bed + Retreat
3/2.5	1386	499900	500000	64	10-19-15	Upgraded End Unit - Fell out -resold
3+/2.5	1605*	<b>CALL CARRIE FOR DETAILS</b>	<b>0</b>	9-23-15		<b>CARRIE LISTED &amp; SOLD THIS FIXER</b>
3/2.5	1386	505000	500000	14	9-14-15	Upgraded End Unit
4/2.5	1794	529000	529000	15	9-10-15	Upgraded & 4 Bedrooms
3+/2.5	1794	519000	510000	13	9-03-15	Recently Upgraded
3+/2.5	1794	517777	510000	9	5-29-15	<b>CARRIE SOLD THIS ONE!*</b>
3/2.5	1386	509900	450000	202	4-28-15	Short Sale
3/2.5	1605	497000	515000	29	4-08-15	Major Remodel, <\$5000> credit
2+/2.5	1557	430000	430000	0	2-23-15	2 Bed+ Loft, Never hit the market
3+/2.5	1794	445000	445000	3	1-23-15	3 Bed+ Retreat

## Looking for a Single Family Detached Home with NO HOA Fees and LOW Taxes?

Spacious Single Story Almost 1700 sq ft  
4 Bedrooms 1.75 Baths (Currently Being Remodeled)  
Newer Pool & Spa; Upgraded Windows  
Granite Kitchen Counter Tops; Stainless Appliances  
Newer Laminate Flooring; Upgraded Stone Fireplace

***This One Won't Last So Call Me to See it First!***

**949-458-7356**



***Put My Almost 30 Years of Experience & Knowledge to Work for You!***



**CARRIE PARENT**

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**949-458-7356**

**www.CarrieParent.com**

