

Inside The Colony



8458 E Amberwood St, Anaheim
This is a large, two story home which is attached to another home by one wall. Formal living room with romantic fireplace, formal dining room. Remodeled kitchen. Gorgeous shaded back yard.
\$374,000



2351 W Broadway, Anaheim
Adorable single level home close to the 91 and 5 freeway in the desirable city of Anaheim! HUGE front yard which is fully fenced for total privacy! Living room with romantic fireplace and tile floors, spacious kitchen with attached eating area.
\$289,000



1111 S Coast Dr 11, Costa Mesa
Ground level end unit in pride of ownership gated community of The Woods in the South Coast metro area. This unit has been upgraded and is gorgeous! Newer windows, remodeled kitchen with granite counters, newer cabinets, recessed lighting, newer appliances.
\$324,900



24626 Via Las Brisas, Yorba Linda
Nestled in the hills of Yorba Linda this home is locate on a large corner lot and features a huge, open floor plan, cathedral ceilings, plantation shutters, butlers panty, large family room with romantic fireplace.
\$599,900



902 W Ken Way, Anaheim
Nestled at the end of a cul-de-sac which is lined with mature trees, this ranch home has been lovingly restored and upgraded in the most sophisticated of manners. The living room greets you with gleaming hardwood floors, romantic stacked stone fireplace, and a gorgeous picture window.
\$489,900



1576 W Stoneman Pl, Anaheim
Long front porch, new leaded glass front door, new laminate flooring, new recessed lighting, new textured wall, new gourmet kitchen with granite counters and stainless steel appliances, new tiled floors, new gorgeous baths with new vanities, tubs, tile, lighting, toilets.
\$439,900



932 S Michael Way, Anaheim
This attached home is only attached by one wall, private, patio entrance, large back yard, two car attached garage, inside laundry, soaring high ceilings, open, spacious floor plan.
\$278,000



848 N Clementine St, Anaheim
Wonderful custom built home in the Palm Historic District in Anaheim. A relaxing, covered front porch will be a perfect escape for summer! This home offers hardwood floors, recessed lighting, crown molding, hall bath has been totally remodeled.
\$329,900



587 E Chartres St, Anaheim
This pride of ownership single family detached home was built in 1992 and offers soaring ceilings, formal dining room, formal living room and large family room with romantic fireplace.
\$444,900



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"Specializing in
custom & vintage homes"

Earthquake Safety: Everyone Needs A Plan!

Ironically I met with John Boyd of Famer's Insurance, right here at 903 W. Lincoln last week to discuss earthquake safety. You can see a video of the meeting at www.youtube.com/meghanshigo. Here are some main points on how to prepare yourself and your family in case of a major earthquake:

1. If a quake hits when your family is not together where will you meet?
Have a plan, make sure that you have ways to contact each other. After the last "tornado" scare my daughters school, Fairmont, started using an emergency system to call parents and alert them as to what is going on in case of an emergency. What is your child's schools plan?
2. If someone is injured do you have basic first aid knowledge?
Maybe now is the time to google some basic first aid and CPR knowledge, print it and put in I n your emergency kit.
3. If power lines are knocked down is your household prepared to be without refrigerator, electricity, television or radio?
Do you have emergency food that does not need to be cooked or refrigerated? Batteries and a hand held radio?
4. If water lines are contaminated what will you do?
Do you know how to clean contaminated water? Do you have extra gallons of water? Experts say that you should have enough food and water for your family to last 7 days.
5. If your gas line is broken do you know how to shut it off? Have a wrench next to or ties to your gas line so you can easily turn the gas off.

Other items that John said you should have in your emergency pack:

Fire extinguisher, manual can opener, matches, lighter fluid, charcoal, disposable plates and utensils, large trash bags, hammer, screws and pliers, blankets, medications required, extra clothing and shoes.

You can reach John Boyd at Farmer's Insurance at 714-778-1340, jboyd2@farmersagent.com or 903 W. Lincoln, Anaheim.

Congratulations! Average Homes in 92805 Increased in Value by \$30,000 in the last 12 months

Spring is typically the busiest and best time in Orange County to sell real estate. Yes, it is even busier than summer! In this particular spring we begin to see the light at the end of the tunnel. Last year from January 1, 2009 to March 31, 2009 a single family home in the 92805 zip code, average of three bedrooms, two baths, 1,443 square feet took 74 days to sell and had an average selling price of \$309,442. 101 homes sold during this time period.

This year from 1/1/2010 to 3/30/2010 only 70 homes have sold (decrease in inventory) an average three bedroom, two baths, 1,386 square feet took 70 days to sell and had an average selling price of \$339,898.

This means that your average home gained \$30,000 in equity in the last 12 months. Congratulations!

“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

There are 68 homes for sale in the 92805 zip code. The average home that is available for sale is three bedroom, 1542 square feet, asking \$385,422 and has been on the market an average of 116 days. The average home in “pending” status is a three bedroom, 1127 square feet, asking \$289,900, averaging 15 days on the market.



105 N Pauline St



739 N Janss St

Neighborhood Update

Sold* In March

121 N Vine St	\$245,000	657 S Melrose St	\$469,000
708 N Sabina St	\$280,000	216 S West St	\$237,000
435 W Center St 427	\$265,000	515 S Indiana St	\$365,000
985 E Broadway	\$292,000	739 N Janss St	\$420,000
703 S Harbor Blvd	\$274,000	720 S Illinois St	\$510,000
600 S Dickel St	\$330,000		
105 N Pauline St	\$425,000		

"I want to see what's out there first before I agree to sell!"

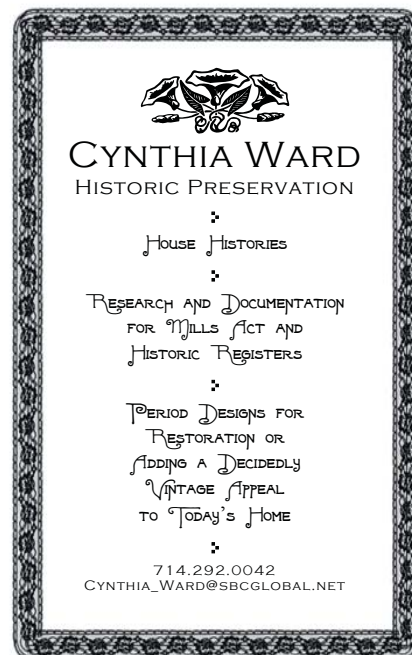


Before you agree to sell your home you should know what you are able to purchase first. These are the steps I suggest that you take when considering moving:

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.

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!



Specializing in Vintage Homes Does Not Mean Vintage Marketing

When I came into real estate (1998) there were no photos, no links to maps, no easy way to find driving directions. If you wanted to find the perfect home to show your clients the following weekend you needed to hit the pavement! Previewing 20-30 homes a week to find them the top five. Thank goodness things have changed! Buyers are previewing on the internet, they like to get instant information before they will spend time or money on gas to view the property for themselves.

Most buyers use www.Realtor.com to look for homes. I have responded to this fact, this is why I pay thousands of dollars a year to have all of my listings in the 92805 show up at the top and the bottom on every page when someone is viewing homes in our zip code!

Professional photography is a BIG deal! Since buyers are practically making a decision to pursue purchasing your home or not in the first five seconds of seeing it on the web, first impressions may mean the difference between having multiple offers or not! Now the MLS will allow up to 30 photos to be posted!

Buyers also want to see what is around your home. This is why they will use Google Earth or www.vpike.com to take a look at the neighborhood.

I became E-Pro certified in 2009 through the National Association of Realtors. What does this mean? It's the National Association of Realtors only technology certification program. You can see more about it at http://epronar.com/About_e-PRO.aspx



The New Ruby's is Open!

Ruby's is such an exciting addition to our downtown! It is owned by our own local Anaheim grown businessman, Bill Taormina. Bill is a real asset to our community. He owns many homes, commercial buildings and businesses downtown and we so appreciate him spending his time and money restoring the 5 Points building and creating such an asset for us! Please remember to consider Ruby's as your local place to grab a bite to eat. Please spend your money in Anaheim!

Anaheim Beautiful Looking House and Commercial Nominations

Have you noticed your neighbor working hard to improve their home? Have you noticed a business that has really gone the extra mile to make a positive impact in our community? Don't keep them a secret! I am on the board of Anaheim Beautiful and we are always looking for people and businesses that we can award! Please email me at meghanshigo@gmail.com or call 714-273-1381. You can check out Anaheim Beautiful for yourself at <http://www.anaheimbeautiful.org/>