

Quick CMA Report

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	DOM/CDOM	Sqft	LSqft	\$/Sqft	Price	
2111 Cheyenne WY #2	FUL	1983	STD	03/25/2015	2	3.00	30/30	1,148	0	\$321.43	\$369,000	
					Maximum:	2	3.00	30/30	1,148	0	\$321.43	\$369,000
					Minimum:	2	3.00	30/30	1,148	0	\$321.43	\$369,000
					Average:	2	3.00	30/30	1,148	0	\$321.43	\$369,000
					Median:	2	3.00	30/30	1,148	0	\$321.43	\$369,000

Backup Offer

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	DOM/CDOM	Sqft	LSqft	\$/Sqft	Price	
2248 Loma Alta DR	FUL	1973	SPAY	02/11/2015	2	2.00	72/72	1,088		\$256.43	\$279,000	
2220 E Chapman AV #33	FUL	1979	STD	04/07/2015	2	3.00	23/23	1,310	1,000	\$263.36	\$345,000	
1013 Creekside DR	FUL	1980	STD	04/07/2015	2	3.00	27/27	1,186		\$387.02	\$459,000	
1319 Noutary DR	FUL	2003	STD	04/17/2015	2	2.00	14/14	1,364		\$343.84	\$469,000	
					Maximum:	2	3.00	72/72	1,364	1,000	\$387.02	\$469,000
					Minimum:	2	2.00	14/14	1,088	1,000	\$256.43	\$279,000
					Average:	2	2.50	34/34	1,237	1,000	\$312.66	\$388,000
					Median:	2	2.50	25/25	1,248	1,000	\$303.60	\$402,000

Pending Sale

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	DOM/CDOM	Sqft	LSqft	\$/Sqft	Price	
2220 E Chapman	FUL	1980	STD	03/22/2015	2	3.00	4/4	1,310	1,000	\$259.47	\$339,900	
1243 Paseo Dorado #22	FUL	1971	STD	04/12/2015	2	3.00	6/6	1,202	1,000	\$291.10	\$349,900	
2220 E Chapman AV #14	FUL	1979	STD	04/11/2015	2	2.00	10/10	1,202		\$311.98	\$375,000	
					Maximum:	2	3.00	10/10	1,310	1,000	\$311.98	\$375,000
					Minimum:	2	2.00	4/4	1,202	1,000	\$259.47	\$339,900
					Average:	2	2.67	7/7	1,238	1,000	\$287.51	\$354,933
					Median:	2	3.00	6/6	1,202	1,000	\$291.10	\$349,900

Closed Sale

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	DOM/CDOM	Sqft	LSqft	\$/Sqft	Price	
2220 E Chapman AV #34	FUL	1979	STD	12/11/2014	2	2.00	62/62	1,202		\$278.70	\$335,000	
2901 Barrington CT	FUL	1977	STD	02/03/2015	2	2.00	17/17	1,055	3,000	\$320.38	\$338,000	
2351 Sutter WY #240	FUL	1985	STD	12/12/2014	2	3.00	61/61	1,016	1,500	\$337.60	\$343,000	
2939 Haddonfield	FUL	1975	STD	11/05/2014	2	2.00	133/133	1,055	1,055	\$327.01	\$345,000	
3120 Chisolm WY #151	FUL	1983	STD	01/16/2015	2	3.00	60/60	1,016	1,011	\$341.54	\$347,000	
2201 Cheyenne WY #131	FUL	1983	STD	11/06/2014	2	3.00	39/39	1,016	932,222	\$344.49	\$350,000	
533 Blue Water LN	FUL	1980	STD	12/17/2014	2	3.00	45/45	1,150	100	\$317.39	\$365,000	
3055 Madison AV	FUL	1964	STD	12/09/2014	2	2.00	68/68	1,235	1,742	\$299.60	\$370,000	
1620 Via Linda	FUL	1980	STD	03/16/2015	2	3.00	101/101	1,336		\$282.19	\$377,000	
2316 Millstream DR #78	FUL	1979	STD	01/27/2015	2	3.00	82/82	1,186	3,000	\$361.72	\$429,000	
1103 Whitewater DR #215	FUL	1983	STD	02/13/2015	2	3.00	29/115	1,380		\$346.38	\$478,000	
1037 Creekside DR #189	FUL	1980	STD	11/14/2014	2	3.00	123/123	1,381	100	\$356.26	\$492,000	
945 Creekside DR #122	FUL	1979	STD	12/19/2014	2	4.00	5/21	1,372	1,000	\$365.16	\$501,000	
					Maximum:	2	4.00	133/133	1,381	932,222	\$365.16	\$501,000
					Minimum:	2	2.00	5/17	1,016	100	\$278.70	\$335,000
					Average:	2	2.77	63/71	1,185	94,473	\$329.11	\$390,000
					Median:	2	3.00	61/62	1,186	1,278	\$337.60	\$365,000

2111 CHEYENNE WY #2, Fullerton 92833

ML#: 15890819

Status: Active

LP: \$369,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$325**
 # of Units: **100**
 Pets:
 Laundry: **Area**

Area: **Fullerton**
 County: **Orange**
 MB: **738A3**
 Stories:
 55+:
 Pool: **Community Pool**
 View: **City Lights, Trees/Woods**

YrBuilt: **1983**
 Heat: **CF**
 AC: **Central**
 Yard:
 Patio:
 #Grg Spcs:
 Sqft (Src): **1,148**
 Ac/LotSqft(Src):

Orig. Price: **\$369,000**
 Sold Price:
 List Date: **03/25/2015**
 End Date:
 DOM/CDOM: **30/30**
 Bed: **2**
 Total Baths: **3**
 \$/Sqft: **\$321.43**

Sale Type: **Standard**[Driving Directions](#)

The Beach Blvd. South, Left on Rosecrans Ave, Left on Emery Ranch Rd, Left on 1st driveway get into the complex on left.

[Description](#)

WOW! NO ONE ABOVE, NOR BELOW! WONDERFUL, END UNIT OF WESTSIDE TOWNHOME COMPLEX. WALK IN AND YOU'LL FEEL IT IS HOME...WITH A VIEW! THIS TURN KEY PROPERTY IS IN A GREAT NEIGHBORHOOD, HAS MANY UPGRADES, AND EXTRA BONUS OFFICE !! YOU'LL ENJOY THE FRONT TERRACE ROOM, BBQ, WOOD FLOORING DOWNSTAIRS, WOOD BLINDS, CROWN MOLDING, AND ITS BRIGHT AND AIRY FEEL.THERE IS NO HOUSE IN FRONT OF UNIT. DID I MENTION THE VIEW?! WASHER AND DRYER INSIDE, ASSOCIATION FEES INCLUDES OUTSIDE INSURANCE, WATER AND TRASH, POOL, SPA, PLENTY OF GUEST PARKING. DETACHED 2 CARS GARAGE, (NOT A CAR PORT). READY TO MOVE-IN! NICE CONDITION--A MUST-SEE!

2220 E Chapman Fullerton 92831

ML#: PW15058971

Status: Pending Sale

LP: \$339,900



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$330/M**
 # of Units: **60**
 Pets:
 Laundry:

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **Community Pool**
 View: **None**

YrBuilt: **1980/ASR**
 Heat: **CF**
 AC: **Central**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **2**
 Sqft (Src): **1,310**
 Ac/LotSqft(Src): **0.02/1,000(A)**

Orig. Price: **\$339,900**
 Sold Price:
 List Date: **03/20/2015**
 End Date:
 DOM/CDOM: **4/4**
 Bed: **2**
 Total Baths: **3**
 \$/Sqft: **\$259.47**

Sale Type: **Standard**[Description](#)

Great opportunity to live wonderful community near Cal State Fullerton, the 57 & 91 Freeways. This 2 story town home has everything you are looking for. Open floor plan with lots of natural lighting. Downstairs guest bath. Spacious living with fireplace and dining area. Kitchen has lots of storage and recessed lighting. Master bedroom has walk in closet, skylight and balcony. Inside laundry unit and 2 car detached garage. Enjoy small private fenced yard. Resort like pool area and lovely community grounds. Located in Troy High School District.

1243 Paseo Dorado #22, Fullerton 92833

ML#: PW15071942

Status: Pending Sale

LP: \$349,900



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$416/M**
 # of Units: **42**
 Pets: **Submit**
 Laundry: **In Closet,**
Inside,
Stackable

Area: **Fullerton**
 County: **Orange**
 MB: **709B5**
 Stories: **Two Level**
 55+: **No**
 Pool: **Association,**
Community Pool
 View: **None**

YrBuilt: **1971/ASR**
 Heat: **CF**
 AC: **Central, Gas**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **2**
 Sqft (Src): **1,202 (A)**
 Ac/LotSqft(Src): **0.02/1,000(A)**

Orig. Price: **\$349,900**
 Sold Price:
 List Date: **04/06/2015**
 End Date:
 DOM/CDOM: **6/6**
 Bed: **2**
 Total Baths: **3**
 \$/Sqft: **\$291.10**

Sale Type: **Standard**[Driving Directions](#)

North on Euclid, turn right on Paseo Dorado. On right side of street. Back behind the pool.

[Description](#)

Racquet Club Villa in Sunny Hills School District. Beautiful upgraded town home. Newer granite counters in kitchen with upgraded appliances. Dishwasher, Free standing upgraded gas stove, Microwave. Fireplace in living room. Breakfast bar off of kitchen. Enclosed patio for extra space. Plenty of storage. Inside laundry. Gas appliances. Upstairs 2 large bedrooms both with walk-in closets. Private bathroom off of each bedroom. Close to shopping and schools. The grounds are serene with ponds and bridges. 2 car garage with additional storage. Central Air conditioning. Surrounded by single family residences. Association pays for Cable, water, trash, gas and insurance. Close to parks and trails.

2220 E Chapman AV #14, Fullerton 92831

ML#: PW15075393

Status: Pending Sale

LP: \$375,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$330/M**
 # of Units: **60**
 Pets:
 Laundry: **Dryer Included,**
Inside, Washer
Included

Area: **Fullerton**
 County: **Orange**
 MB: **739 B6**
 Stories: **Two Level**
 55+: **No**
 Pool: **Association,**
Community Pool
 View: **Pool**

YrBuilt: **1979/ASR**
 Heat: **CF, FIR**
 AC: **Central**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **2**
 Sqft (Src): **1,202 (A)**
 Ac/LotSqft(Src):

Lst Price Lw: **\$325,000**
 Orig. Price: **\$375,000**
 Sold Price:
 List Date: **04/10/2015**
 End Date:
 DOM/CDOM: **10/10**
 Bed: **2**
 Total Baths: **2**
 \$/Sqft: **\$311.98**

Sale Type: **Standard**[Description](#)

Awesome move in condition property with new flooring, updated eat in kitchen, recessed lighting, stainless steel appliances, built in microwave, beautiful manufactured wood floors, newer gas stove, crown molding, updated baseboards, Travertine patio, 2 car garage with shelves for storage, large master with walk in closet, 2 sinks, updated bathroom, new vanity, fireplace, mirrored wardrobe, inside washer and dryer.....great tract!!

2248 Loma Alta DR Fullerton 92833

ML#: PW15029651

Status: Backup Offer

LP: \$279,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$245/M**
 # of Units: **26**
 Pets:
 Laundry:

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **None**
 View: **None**

YrBuilt: **1973/ASR**
 Heat: **FA**
 AC: **Central**
 Yard:
 Patio:
 #Grg Spcs: **2**
 Sqft (Src): **1,088 (A)**
 Ac/LotSqft(Src):

Orig. Price: **\$279,000**
 Sold Price:
 List Date: **02/11/2015**
 End Date:
 DOM/CDOM: **72/72**
 Bed: **2**
 Total Baths: **2**
 \$/Sqft: **\$256.43**

Sale Type: **Short Pay / Subject To Lender**[Description](#)

Spacious 2 bed, 2 bath townhome with Split level and vaulted ceiling. Laminate flooring and partial carpeting. Attached garage with direct access. Patio area in front.

2220 E Chapman AV #33, Fullerton 92831

ML#: PW15068618

Status: Backup Offer

LP: \$345,000



PType: TWNHS	Area: Fullerton	YrBuilt: 1979/ASR	Orig. Price: \$345,000
Lease?: No	County: Orange	Heat: CF	Sold Price:
HOA: \$330/M	MB:	AC: Central	List Date: 04/01/2015
# of Units: 60	Stories: Two Level	Yard: Yes	End Date:
Pets:	55+: No	Patio: Yes	DOM/CDOM: 23/23
Laundry: Gas & Electric	Pool: Community Pool	#Grg Spcs: 2	Bed: 2
Dryer Hookup, Inside, On Upper Level	View: None	Sqft (Src): 1,310 (A)	Total Baths: 3
		Ac/LotSqft(Src): 0.02/1,000(A)	\$/Sqft: \$263.36

Sale Type: **Standard**

Driving Directions

Enter from Chapman just west of State College

Description

Great opportunity to live wonderful community near Cal State Fullerton, the 57 & 91 Freeways. This 2 story town home has everything you are looking for. Open floor plan with lots of natural lighting. Downstairs guest bath. Spacious living with fireplace and dining area. Kitchen has lots of storage and recessed lighting. Master bedroom has walk in closet, skylight and balcony. Inside laundry upstairs. 2 car detached garage. Enjoy small private fenced yard. Resort like pool area and lovely community grounds. Located in Troy High School District.

1013 Creekside DR Fullerton 92833

ML#: PW15061783

Status: Backup Offer

LP: \$459,000



PType: TWNHS	Area: Fullerton	YrBuilt: 1980/ASR	Orig. Price: \$459,000
Lease?: No	County: Orange	Heat: CF	Sold Price:
HOA: \$231/M	MB:	AC: Central	List Date: 03/24/2015
# of Units: 276	Stories: Two Level	Yard:	End Date:
Pets:	55+: No	Patio:	DOM/CDOM: 27/27
Laundry:	Pool: Association, Community Pool	#Grg Spcs: 2	Bed: 2
	View: Trees/Woods	Sqft (Src): 1,186 (A)	Total Baths: 3
		Ac/LotSqft(Src):	\$/Sqft: \$387.02

Sale Type: **Standard**

Description

One of the best locations in the Highly Desirable and Popular Malvern Creek Community. Open Floor plan with Cathedral Vaulted Ceilings, comfortable living room with cozy fireplace, nice laminate flooring in Dining Area, Kitchen and Bedrooms Upstairs. Scraped Ceilings, Huge Master Suite with Vaulted Ceilings and Walk-in Closet. Large Patio for Gardening with Treeline Vies. Direct Access to 2 Car Garage and Plenty of Guest Parking nearby. Award Winning School District. Walking Distance to Robert Fisler Elementary and Park Junior High Schools along with Sunny Hills High School. Low Association Dues and No Mello-Roos.

1319 Noutary DR Fullerton 92833

ML#: PW15075957

Status: Backup Offer

LP: \$469,000



PType: TWNHS	Area: Fullerton	YrBuilt: 2003/ASR	Orig. Price: \$469,000
Lease?: No	County: Orange	Heat: Central	Sold Price: \$469,000
HOA: \$169/M/\$227/M	MB: Two Level	AC: Central	List Date: 04/10/2015
# of Units: 7	Stories: Two Level	Yard: Central	End Date: 14/14
Pets: No	55+: No	Patio: 1	DOM/CDOM: 2
Laundry: Association	Pool: None	#Grg Spcs: 1,364	Bed: 2
	View: None	Sqft (Src): 1,364	Total Baths: 2
		Ac/LotSqft(Src): \$343.84	\$/Sqft: \$343.84

Sale Type: **Standard****Description**

The Amerige Heights Town Home with very unique two story, looks like model home, 2 bedrooms, 2 full bath, one car attached garage with direct access, nice balcony off the kitchen, first floor used as an office, new paint, new laminate floor, new granite kitchen counter top, new recessed lights, blind through out, this unit has bright and airy. Close to pool, park, school and shopping center, blue ribbon school award.

2220 E Chapman AV #34, Fullerton 92831

ML#: OC14211544

Status: Closed Sale

LP \$335,000 - SP: \$335,000



PType: TWNHS	Area: Fullerton	YrBuilt: 1979/ASR	Orig. Price: \$345,000
Lease?: No	County: Orange	Heat: CF	Sold Price: \$335,000
HOA: \$300/M	MB: Two Level	AC: Central	List Date: 10/02/2014
# of Units: 59	Stories: Two Level	Yard: Yes	COE Date: 12/11/14
Pets: No	55+: No	Patio: Yes	DOM/CDOM: 62/62
Laundry: Gas Dryer	Pool: Association,	#Grg Spcs: 2	Bed: 2
Hookup, Inside	View: Community Pool, In	Sqft (Src): 1,202 (A)	Total Baths: 2
	Ground	Ac/LotSqft(Src): \$278.70	\$/Sqft: \$278.70
	Neighborhood		

Sale Type: **Standard****Description**

This clean and beautiful condo is located in the Chapman Villas, a peaceful, well cared for complex that is near Cal State Fullerton. Inside you will find a nicely upgraded, two level living space with cathedral ceilings, a skylight, recessed lighting, fresh paint, gorgeous carpeting, granite, new appliances and beautiful laminated wood floors. Other features include a private patio, inside laundry, a balcony off the master bedroom suite, detached two car garage, and a very cool, modern fireplace! The property is conveniently located near the CSUF and Downtown Fullerton areas with good proximity to freeways. The low HOA dues include a beautiful gated pool with hot tub and BBQ areas. Don't miss out on this amazing opportunity!

2901 Barrington CT Fullerton 92831

ML#: PW14253892

Status: Closed Sale

LP \$339,000 - SP: \$338,000

PType: **TWNHS**Area: **Fullerton**YrBuilt: **1977/ASR**Orig. Price: **\$339,000**Lease?: **No**County: **Orange**Heat: **FA, FIR**Sold Price: **\$338,000**HOA: **\$261/M**

MB:

AC: **Central**List Date: **12/05/2014**# of Units: **1**Stories: **One Level**

Yard:

COE Date: **2/3/15**

Pets:

55+: **No**Patio: **Yes**DOM/CDOM: **17/17**Laundry: **Gas Dryer**Pool: **Association**#Grg Spcs: **2**Bed: **2**

Hookup, In

View: **None**Sqft (Src): **1,055 (A)**Total Baths: **2**

Garage,

Ac/LotSqft(Src): **0.07/3,000(SEE)**\$/Sqft: **\$320.38**

Washer

Hookup

Sale Type: **Standard**

Description

Great floor plan, corner unit, split-level townhome with 2 bedrooms, 1.75 baths, vaulted ceilings, fireplace, master suite, private patio and attached double-car garage. Majority of the living space is located on one level with a 1/2 flight of stairs to the upstairs bedrooms. Remodeled kitchen and baths with newer cabinetry and granite countertops. New carpeting down stairs & wood floors. Super location near Target Center, Cal State Fullerton, College of Optometry and numerous other retail amenities. Close proximity to 57 freeway for easy commute to work. Priced below comparable sales in the tract for a quick sale. Property is sold in "as is" condition.

2351 Sutter WY #240, Fullerton 92833

ML#: PW14206456

Status: Closed Sale*

LP \$349,900 - SP: \$343,000

PType: **TWNHS**Area: **Fullerton**YrBuilt: **1985/ASR**Orig. Price: **\$359,000**Lease?: **No**County: **Orange**Heat: **FA**Sold Price: **\$343,000**HOA: **\$325/M**

MB:

AC: **Central**List Date: **09/25/2014**# of Units: **252**Stories: **Two Level**

Yard:

COE Date: **12/12/14**

Pets:

55+: **No**

Patio:

DOM/CDOM: **61/61**Laundry: **Inside,**Pool: **Association,**#Grg Spcs: **2**Bed: **2**

Stackable

Community Pool

Sqft (Src): **1,016 (A)**Total Baths: **3**View: **None**Ac/LotSqft(Src): **0.03/1,500(SEE)**\$/Sqft: **\$337.60**Sale Type: **Standard**

Description

MOTIVATED SELLER - PRICE REDUCED! TOWNHOME STYLE CONDO IN HIGHLY DESIRABLE WESTSIDE COMMUNITY OF FULLERTON. WONDERFUL LOCATION NEAR THE BACK OF THE COMMUNITY. THIS TURN KEY UNIT HAS A WEST FACING FRONT DOOR AND IS IN GREAT CONDITION. DOWNSTAIRS OFFERS A SPACIOUS LIVING ROOM, DINING AREA WITH SLIDER TO PATIO, UPDATED KITCHEN WITH RECESSED LIGHTS & NEWER CABINETS, HALF BATHROOM, LAUNDRY CLOSET WITH STACKABLE WASHER/DRYER. UPGRADED REMODELED SHOWERS IN BOTH UPSTAIRS BATHROOMS. UPDATED KITCHEN WITH LAUNDRY CLOSET AND STACKABLE WASHER/DRYER. LAMINATE WOOD FLOORING DOWNSTAIRS, TILE ENTRY. UPSTAIRS FEATURES TWO BEDROOMS WITH THEIR OWN PRIVATE BATHROOMS. NICE SIZED FRONT ENCLOSED PATIO WITH SLIDER DOOR LEADING TO INSIDE. 2 INDIVIDUAL DETACHED ONE CAR GARAGES CLOSE BY NEXT TO THE MAIL BOXES AND TRASH AREA AT THE END OF THE ROW (TWO UNITS AWAY). LOW ASSOCIATION FEES INCLUDE OUTSIDE MAINTENANCE AND INSURANCE, WATER AND TRASH, POOL, SPA, PLAYGROUND. PLENTY OF GUEST PARKING. CENTRALLY LOCATED TO BEACH BLVD., WESTRIDGE GOLF COURSE, SHOPPING CENTERS WITH SEVERAL BRAND NAME STORES SUCH AS LOWE'S, SAM'S CLUB, WAL-MART, SPROUTS, VONS, LA & 24 HOUR FITNESS, REGAL MOVIE THEATERS & MORE. INVESTORS: RENT RATES FOR THIS SIZE PLACE IS \$1750-1900 PER MONTH.

2939 Haddonfield Fullerton 92831

ML#: OC14135566

Status: Closed Sale

LP \$349,999 - SP: \$345,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$261/M**
 # of Units: **200**
 Pets:
 Laundry:

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **Association**
 View: **Courtyard**

YrBuilt: **1975/ASR**
 Heat:
 AC: **Central**
 Yard:
 Patio:
 #Grg Spcs: **2**
 Sqft (Src): **1,055 (A)**
 Ac/LotSqft(Src): **0.02/1,055(E)**

Orig. Price: **\$359,999**
 Sold Price: **\$345,000**
 List Date: **06/27/2014**
 COE Date: **11/5/14**
 DOM/CDOM: **133/133**
 Bed: **2**
 Total Baths: **2**
 \$/Sqft: **\$327.01**

Sale Type: **Standard**

Description

Recently upgraded town home in the Watergarden Community near Cal State Fullerton. Features a new kitchen with granite counter tops, new stove and beautiful cabinetry. Brand new carpet and flooring throughout the entire house as well as brand new paint. Garage floor was coated with a brand new speckled epoxy shield and can be used as an entertainment room. With all of the new furnishes, this home truly feels like it's brand new. Walking distance to the nearest Target shopping center and several of great attractions in the surrounding area. The community features a pool, hot tub, and a peaceful pond to relax by.

3120 Chisolm WY #151, Fullerton 92833

ML#: PW14210136

Status: Closed Sale

LP \$349,900 - SP: \$347,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$275/M**
 # of Units: **300**
 Pets:
 Laundry:

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **Association,**
 View: **Community Pool**
Peek-A-Boo,
Trees/Woods

YrBuilt: **1983/ASR**
 Heat: **CF**
 AC: **Central**
 Yard:
 Patio:
 #Grg Spcs: **0**
 Sqft (Src): **1,016 (A)**
 Ac/LotSqft(Src): **0.02/1,011(A)**

Orig. Price: **\$349,900**
 Sold Price: **\$347,000**
 List Date: **09/30/2014**
 COE Date: **1/16/15**
 DOM/CDOM: **60/60**
 Bed: **2**
 Total Baths: **3**
 \$/Sqft: **\$341.54**

Sale Type: **Standard**

Description

Pristine townhome located in the award winning Fullerton School District! Perfect for first time buyers and young families! This 2 bed, 2 bath home is highly upgraded and is an outstanding value in the popular Sunny Hills area of Fullerton! The kitchen has been fully remodeled with all the usual refinements, the home features custom built in cabinets, wood floors downstairs and in the upstairs rooms, wood shutter windows, and recessed lighting. Featuring dual master suites, one of the master beds has a full custom cabinet setup with a unique sensor light built in. Generous sized patio for entertaining friends and loved ones. Two community pools are among many amenities in this outstanding complex, including generous guest parking, and nearby trails for bicycle/walking.

533 Blue Water LN Fullerton 92831

ML#: PW14235447

Status: Closed Sale

LP \$359,900 - SP: \$365,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$264/M**
 # of Units: **195**
 Pets: **Submit**
 Laundry: **In Garage**

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **Association**
 View: **Creek/Stream**

YrBuilt: **1980/ASR**
 Heat: **CF**
 AC: **Central**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **2**
 Sqft (Src): **1,150 (A)**
 Ac/LotSqft(Src): **0.00/100(A)**

Orig. Price: **\$359,900**
 Sold Price: **\$365,000**
 List Date: **11/03/2014**
 COE Date: **12/17/14**
 DOM/CDOM: **45/45**
 Bed: **2**
 Total Baths: **3**
 \$/Sqft: **\$317.39**

Sale Type: **Standard**

Description

Great opportunity to purchase Double Master Suite Model in desirable Hidden Lakes Community. Move in ready condition that is a clean slate for updating to your own liking. Living room, dining room and stairs have been upgraded with real hardwood. Bright kitchen, formal dining room, downstairs guest bathroom. Master bedroom has balcony. Master bath has dressing area, lots of closet space with organizers and skylight. 2nd bedroom has its own full bath. Direct access 2 car garage with laundry hookups. Patio is very private and is located on relaxing stream and waterfall. Community has resort like pool area, 2 spas, 2 tennis courts and lovely walking trails. Low HOA dues and no mello roos tax. Near Downtown Fullerton's Transportation Station, Dining, Shopping, Arts and Entertainment.

3055 Madison AV Fullerton 92831

ML#: PW14200733

Status: Closed Sale

LP \$379,000 - SP: \$370,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$248/M**
 # of Units: **200**
 Pets:
 Laundry: **Individual Room, Inside**

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **One Level**
 55+: **No**
 Pool: **Association, Community Pool**
 View: **Park or Green Belt**

YrBuilt: **1964/ASR**
 Heat: **FA**
 AC: **Central**
 Yard: **Yes**
 Patio: **Yes**
 #Grg Spcs: **2**
 Sqft (Src): **1,235 (A)**
 Ac/LotSqft(Src): **0.04/1,742(A)**

Orig. Price: **\$439,000**
 Sold Price: **\$370,000**
 List Date: **09/17/2014**
 COE Date: **12/9/14**
 DOM/CDOM: **68/68**
 Bed: **2**
 Total Baths: **2**
 \$/Sqft: **\$299.60**

Sale Type: **Standard**

Driving Directions

East on Madison, Left at Cameo. At the corner of Madison & Cameo.

Description

Back on the market! Reduced! Over \$50k in Upgrades! Completely remodeled east facing one story end unit with one of the largest patios in the Foothill Village Community! All new Kitchen with new cabinets & hardware, top of the line stainless steel appliances: Refrigerator, dishwasher, microwave, range hood, built in oven, cook top, & garbage disposal. New Quartz countertops, designer tile backsplash, new lights, ceramic tile floors, new plumbing fixtures & stainless steel sink. All new 40 Gallon water heater, new entry door, interior doors, closet doors, new energy efficient double pane windows & patio door. New furnace/AC motor, new air registers. New LED lights, scraped ceiling, new walls & ceiling texture, fresh paint & baseboards, laminate wood floors, upgraded carpet, all new light fixtures, new electrical switches, electrical plugs & ceiling fans throughout. New efficient toilets, dual sink vanity & faucets, new shower walls & shower pan, new plumbing fixtures & new tub enclosure. New garage door, automatic door opener, outside key pad, freshly painted 2 car garage with plenty of storage. Enclosed yard with freshly painted patio fence & freshly painted patio floor. Community pools, play ground, & clubhouse. Move in ready! Near Cal State Fullerton.

2316 Millstream DR #78, Fullerton 92833

ML#: RS14237361

Status: Closed Sale

LP \$429,800 - SP: \$429,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$231/M**
 # of Units: **70**
 Pets:
 Laundry: **Gas Dryer**
Hookup, In
Garage,
Washer
Hookup
 Sale Type: **Standard**

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **Association**
 View: **Park or Green Belt,**
Pool

YrBuilt: **1979/ASR**
 Heat: **FA**
 AC: **Central**
 Yard: **Yes**
 Patio:
 #Grg Spcs: **2**
 Sqft (Src): **1,186 (A)**
 Ac/LotSqft(Src): **0.07/3,000(E)**

Orig. Price: **\$429,800**
 Sold Price: **\$429,000**
 List Date: **11/06/2014**
 COE Date: **1/27/15**
 DOM/CDOM: **82/82**
 Bed: **2**
 Total Baths: **3**
 \$/Sqft: **\$361.72**

Description

LOCATION, LOCATION, LOCATION! PEACEFUL SETTING WITH LOTS OF PRIVACY! BREATHTAKING GREENBELT VIEW! ONE OF THE BEST LOCATIONS IN THE HIGHLY DESIRABLE & POPULAR 'MALVERN CREEK' COMPLEX, SITTING ACROSS THE AMERIGE HEIGHTS SHOPPING CENTER. AWAY FROM THE STREET NOISE. DO NOT MISS OUT ON THIS GREAT OPPORTUNITY. OPEN FLOOR PLAN WITH CATHEDRAL-VAULTED CEILINGS, THIS 2BR, 2.5BA HOME, MIRRORED WALKIN-IN CLOSET IN HUGE MASTER BEDROOM, DIRECT ACESS TO 2 CAR GARAGE. ENJOY THIS WELL MANAGED COMMUNITY AND ITS VARIOUS AMENITIES INCLUDING LARGE POOLS, SPA, CLUBHOUSE AND LOTS OF PARKING SPACE. AWARD WINNING SCHOOL DISTRICT (ROBERT FISLER ELEMENTARY & JR. & SUNNY HILLS HIGH.) CONVENIENTLY CLOSE TO 'AMERIGE HEIGHTS' SHOPPING MALL, RESTARANTS, PUBLIC TRANSPORTATION, PARKS AND GREAT SCHOOLS. LOW ASSOCIATION DUES & NO MELLO-ROOS.

1103 Whitewater DR #215, Fullerton 92833

ML#: PW15001764

Status: Closed Sale

LP \$495,000 - SP: \$478,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$231/M**
 # of Units: **268**
 Pets:
 Laundry: **Gas & Electric**
Dryer Hookup,
Gas Dryer
Hookup, In
Garage
 Sale Type: **Standard**

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **Association,**
Community Pool
 View: **Park or Green Belt**

YrBuilt: **1983/ASR**
 Heat: **CF**
 AC: **Central**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **2**
 Sqft (Src): **1,380 (A)**
 Ac/LotSqft(Src):

Lst Price Lw: **\$480,000**
 Orig. Price: **\$495,000**
 Sold Price: **\$478,000**
 List Date: **01/05/2015**
 COE Date: **2/13/15**
 DOM/CDOM: **29/115**
 Bed: **2**
 Total Baths: **3**
 \$/Sqft: **\$346.38**

Driving Directions

See Map

Description

Beautiful 2 bedroom 2.5 baths plus loft townhome in Malvern Creek. Great location, clean, bright and airy. Laminated wood floor throughout, new paint, granite counter tops & newer faucets in the kitchen & bathrooms. The loft has an enclosure and can be used as a bedroom. Greenbelt views from patio and loft area. Walking distance to shopping center, fitness center, Robert C. Fislser Elementary & Middle schools and Sunny Hills High school.

1037 Creekside DR #189, Fullerton 92833

ML#: PW14151346

Status: Closed Sale

LP \$499,000 - SP: \$492,000



PType: **TWNHS**
 Lease?: **No**
 HOA: **\$231/M**
 # of Units: **250**
 Pets:
 Laundry: **In Garage**

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **Association**
 View: **Hills**

YrBuilt: **1980/SEE**
 Heat: **FA**
 AC: **Central**
 Yard:
 Patio: **Yes**
 #Grg Spcs: **2**
 Sqft (Src): **1,381 ()**
 Ac/LotSqft(Src): **0.00/100(E)**

Orig. Price: **\$499,000**
 Sold Price: **\$492,000**
 List Date: **07/16/2014**
 COE Date: **11/14/14**
 DOM/CDOM: **123/123**
 Bed: **2**
 Total Baths: **3**
 \$/Sqft: **\$356.26**

Sale Type: **Standard**

Description

ABSOLUTELY PERFECT HOME IN THE DESIRABLE MALVERN CREEK! THIS GORGEOUS PROPERTY IS THE ONE FOR JUST ABOUT ANY ONE. FEATURING 2 GENEROUS BEDROOMS+LOFT & 2.5 BATHROOMS, APPROX. 1381 SQ FT. STEP INTO YOUR BEAUTIFUL OPEN LAY OUT, YOU WILL BE GREETED W/ AN ENTRY W/ HIGH CEILINGS, LARGE OPEN LIVING ROOM CONNECTED TO THE BACK PATIO WITH SCENIC VIEWS OF THE HILLS/TREES BEHIND. TASTEFULLY REMODELED KITCHEN W/ GRANITE COUNTERTOPS, WHITE CABINETS, NEWER HIGH END LG APPLIANCES & RECESSED LIGHTING (LED)! YOU HAVE DINING OPTIONS OF YOUR PRIVATE BREAKFAST COUNTER OR DINE IN AREA. LEAD YOUR SELF UPSTAIRS TO BE GREETED W/ A LARGE MASTER BEDROOM W/ HIGH CEILINGS, TRACK LIGHTING & WALK IN CLOSET, SECOND BEDROOM W/HIGH CEILINGS & TRACK LIGHTING, SPACIOUS LOFT & HALLWAY BATHROOM. SOME OF THE BENEFITS OF THIS HOME INCLUDE; WATER SOFTENER, WATER PURIFIER, WINDOW BLINDS/COVERINGS, RESURFACED GARAGE FLOOR W/ CUSTOM WALL ORGANIZER, ATTACHED 2 CAR GARAGE W/ DIRECT ACCESS, LAUNDRY HOOKUPS/WATER HEATER IN GARAGE. LOCATION IS KEY - THIS PROPERTY IS NESTLED AWAY IN THE REAR OF THE COMMUNITY SO YOU MAY ENJOY THE PEACE AND QUIET AMBIANCE! MALVERN CREEK FEATURES; POOL, SPA, GREENBELTS, CLUBHOUSE & VERY AMPLE PARKING FOR GUESTS. WALKING DISTANCE TO DINING, SHOPPING & GREAT SCHOOL DISTRICT!

945 Creekside DR #122, Fullerton 92833

ML#: PW14242626

Status: Closed Sale

LP \$499,000 - SP: \$501,000



PType: **TWNHS**
 Lease?: **Yes**
 HOA: **\$231/M**
 # of Units: **258**
 Pets:
 Laundry:

Area: **Fullerton**
 County: **Orange**
 MB:
 Stories: **Two Level**
 55+: **No**
 Pool: **Community Pool**
 View: **None**

YrBuilt: **1979/ASR**
 Heat:
 AC: **Central**
 Yard: **Yes**
 Patio:
 #Grg Spcs: **2**
 Sqft (Src): **1,372 (A)**
 Ac/LotSqft(Src): **0.02/1,000(A)**

Orig. Price: **\$499,000**
 Sold Price: **\$501,000**
 List Date: **11/14/2014**
 COE Date: **12/19/14**
 DOM/CDOM: **5/21**
 Bed: **2**
 Total Baths: **4**
 \$/Sqft: **\$365.16**

Sale Type: **Standard**

Description

One of the Best Location in Malvern Creek Community. This is End Unit and Plenty of Parking Spaces for the Visitors. Home features 2 bd + den + 2.5 bath. All bathroom has totally upgraded. Resessed lights though out. Laminated wood flooring. Fireplace in the living room. Custom made closet cabinets. Den in downstairs. This is one of the unique and great property which cannot find easily from the market. This is turn key condition property. One of the biggest backyard in entire community. Enjoy End Unit. Must See!!

2201 Cheyenne WY #131, Fullerton 92833

ML#: PW14207240

Status: Closed Sale

LP \$350,000 - SP: \$350,000



PType: TWNHS	Area: Not Defined	YrBuilt: 1983/SEE	Orig. Price: \$350,000
Lease?: No	County: Orange	Heat: CF	Sold Price: \$350,000
HOA: \$325/M	MB: 738-A3	AC: Central	List Date: 09/26/2014
# of Units: 20	Stories: Two Level	Yard:	COE Date: 11/6/14
Pets:	55+: No	Patio: Yes	DOM/CDOM: 39/39
Laundry: Gas & Electric	Pool: Community Pool	#Grg Spcs: 0	Bed: 2
Dryer Hookup	View: Neighborhood	Sqft (Src): 1,016 (E)	Total Baths: 3
		Ac/LotSqft(Src): 21.40/932,222(SEE)	\$/Sqft: \$344.49

Sale Type: **Standard**[Driving Directions](#)

From Imperial hwy, turn to Beach Blvd south, left on Rosecrans, left on Emery Ranch, left on Chisolm Way, right on Cheyenne

[Description](#)

Gorgeous 2 master suites upstairs and half bath downstairs with no one above or below. Remodeled kitchen, laminate wood floors all throughout, recessed lighting, plantation shutters. Washer dryer hookup inside unit. Large stone tile private patio. Lots of guest parking spaces, large community pool. Surroundings are very well kept by association. Conveniently located to shopping areas, banks, restaurants, parks, and golf course.

1620 Via Linda Fullerton 92833

ML#: PW15008439

Status: Closed Sale

LP \$429,000 - SP: \$377,000



PType: TWNHS	Area: Not Defined	YrBuilt: 1980/ASR	Lst Price Lw: \$399,000
Lease?: No	County: Orange	Heat: FA	Orig. Price: \$429,000
HOA: \$270/M	MB:	AC: Central	Sold Price: \$377,000
# of Units: 51	Stories: Two Level	Yard:	List Date: 11/10/2014
Pets:	55+: No	Patio: Yes	COE Date: 3/16/15
Laundry: In Garage	Pool: Association	#Grg Spcs: 2	DOM/CDOM: 101/101
	View: Neighborhood	Sqft (Src): 1,336 ()	Bed: 2
		Ac/LotSqft(Src):	Total Baths: 3
			\$/Sqft: \$282.19

Sale Type: **Standard**[Description](#)

Move in ready 2 story townhome in Sunny Hills awaits you in this professional and quiet community. Come home to brand new laminate flooring and a light and modern kitchen with eco-stone countertops. Relax by the pool and spa or take in a game of tennis with great HOA amenities. Lots of storage with an attached 2 car garage. Near to shopping and parks. Located in the coveted Fullerton School District.