

JENNIFER HEFLIN
949-466-8279

FOR SALE

CADIZ 1BR/1BA - Beautiful park/tree view. Convenient location; near laundry, carport and shopping. End unit w/gated, covered patio. \$64,500*

GRANADA 2BR/2BA - Single level, gorgeous remodel. Cathedral ceilings, large lovely greenbelt outlook. Enclosed atrium, open kitchen. \$319,000*

MADRID 2BR/2BA - Single level, one-of-a-kind Madrid complete remodel. Large gated front patio accessed from island-style kitchen, enclosed atrium. \$268,000*

CADIZ 1BR/1BA - Beautiful corner location near the Aliso Creek path. Large living room window plus window in kitchen to enjoy lovely surroundings. Easy access. \$68,000*

ANDALUZ 3BR/2BA/Office/Den - Absolutely fabulous canyon view from LR & MBR. Large patio w/entertaining. Every detail of this spectacular home has been custom designed. \$678,000

MAJORCA 2BR/2BA **New Listing!** Beautiful greenbelt view w/trees from this end unit home. No stairs. Washer/dryer; heat pump. Ceiling fans, mirrored wardrobe. Tiled, covered patio. \$88,500*

KELI MCCALL
949-290-2349 keli@kelihome.com

FOR SALE

Beautifully Remodeled 2BR/2BA Towers "C" unit. Gorgeous View! Elegantly decorated. Shows like a Model. It's the Tops. Large open Kitchen. Over \$40k in upgrades. Call to see this one! \$149,000

Enjoy this Large 1BR/1.5BA Towers "G" unit. Light & cheery with a remodeled Kitchen, New Paint & Carpet. Priced to Sell!! \$69,750

Free Standing ANDALUZ 3BR/2BA+2 Car Garage - View of Irvine!! Wood floors, Remodeled Kitchen. Extra windows thru-out. Skylights. Come check it out at the OPEN HOUSE!! \$499,000

SAN SEBASTIAN 2BR/1.5BA - View of Creek! - **SOLD**

MAJORCA 2BR/2BA - **INESCROW**

LA CORONA 2BR/1.5BA - **LEASED**

THE HEFLIN TEAM
949-466-6941

FOR SALE

NEW VALENCIA 2BR/1BA - Single level unit in convenient location. Large, gated patio on greenbelt w/fruit trees. Skylights, heat pump, W/D, laminate flooring, newer paint. \$145,000*

NEW VALENCIA 2BR/1BA - Beautiful tree/grassy area approach to entry and gated, tiled, covered patio. Recently painted/carpeted. Enlarged Kitchen, W/D, vinyl double-pane windows. \$149,000*

CATALINA 2BR/2BA - Beautiful garden views. Plantation shutters, full size W/D. New appliances, carpet, paint, 2nd BR used as den featuring built-in shelving. \$248,500

NEW VALENCIA 2BR/1BA - Single level home with no stairs in lovely corner location. **INESCROW** \$148,500*

GRANADA 2BR/2BA - Single level home with not one above/below. Cathedral ceiling in LR; skylight with dual vanity in bath. Convenient to CH3, parking, bus. \$103,900*

CATALINA 2BR/2BA - Panoramic view of Saddleback hillside & city lights from Kitchen, LR & DR. Wood-burning fireplace, central H/A full size W/D and upgraded kitchen. \$269,000

LISA POST LETOURNEAU ALBERT HSU
949-268-0801 949-413-4150

FOR SALE

MAJORCA 2BR/1.75BA **New Listing!** 1st floor manor, sold furnished, great location on quiet, interior street, near carport & laundry. Custom front door. Only \$89,900*

CASA LINDA 2BR/1.75BA **New Listing!** Wonderful location facing beautiful greenery. Carport on same level as home. Lots of guest parking. New paint, New carpet, Custom window coverings, washer & dryer. Turn-key waiting for a happy new homeowner! \$118,000*

CASA BLANCA 2BR/1.75BA - Great View of lush greenery! Terrific location! Lift to 2nd floor, cathedral ceilings, Custom moulding! Wood flooring, skylights, Wow! Priced to Sell. \$89,900*

CASA LINDA 2BR/1.75BA - Wonderful Creek location with view of Aliso Park! New paint & new carpet! Incredible value for this view property! \$129,000*

CASA VISTA 2BR/1.75BA - New Washer & Dryer, View Condo. Sellers motivated! Bring offer! Only \$154,900

MONTEREY 2BR/1BA - Single level in gates 5 & 6, washer & dryer, private patio! Seller wants to sell now! \$110,000*

SEVILLE 1BR/2BA+Loft - Sold beautifully furnished, great location! \$159,900*

GAIL SHAPIRO HAN K. CHAE
949-929-7540 949-636-8989

FOR SALE

LA BRISA Turnkey. Wood floors, granite, W/D. Only \$178,500

SAN CLEMENTE 2BR/2BA + Added Bonus Room - Upgraded, great setting, lots of extras. Only \$249,000

LOCATION!!! CABRILLO 3BR/2BA/2 **INESCROW** Mt. Views. Hill Top Corner. Includes Golf Cart & buyer credit. \$499,000

NEW SEVILLE W/D, Extended lower bedroom, great location, Lots of Extras. MT. Views. **Reduced!!** \$210,000

EL MIRADOR PENTHOUSE 3BR/2.5BA - 2200 sq ft Central Air; Huge Rooms. Call GAIL for Details! **INESCROW** \$449,000

MOVE IN READY SPECIAL NEW VALENCIA - W/D; skylights; enclosed atrium; dual pane windows. UNDERPRICED AT ONLY \$138,000*

MADRID 2BR/2BA - Completely remodeled, enclosed atrium, door from Kitchen to courtyard and lots more. \$229,000*

* Denotes Stock Cooperative Property.

LAGUNA WOODS VILLAGE IS A 55+ GATED COMMUNITY

El Toro Office

949.461.9977
24361 El Toro Road, Ste 160
Laguna Woods, CA 92637

FEATURED LAGUNA WOODS SALE PROPERTIES

NEW Floorplan 3BR/3BA - Rare Grand Finale 110 home opportunity - just REDUCED. Soon remodeling to begin on Custom designed NEW floorplan in excess of 2,600 sq ft. Price will adjust when construction begins ... so make offer now ... current price is with approved plans. **#03748 \$825,000**

CABRILLO 2BR/2BA - On a hilltop w/VIEW, privacy too. Spacious, formal dining area or for use as 3rd bedroom, plus office and enclosed patio. Expanded eat-in kitchen. 2-car garage w/mega storage & more. Executive golf course area. **#04254 \$617,000**

SAN MARCO 2BR/2BA - Mega REDUCED! Rare detached San Marco with huge enclosed area across back of property. Vaulted ceiling. Oversized 2 car garage. **#04197 \$597,000**

CABRILLO 3BR/2BA - Total remodel. Open floor plan w/new cabinetry, granite, recessed lighting, walk-in closet. 2-car garage. Executive golf course area. **REDUCED! #03747 \$569,000**

VILLA TERRAZA 2BR/2BA - Great Price! GATE 11 Contemporary Remodel!! Kitchen open to living room, custom cabinetry, granite ... beautiful. Remodeled baths too. Vaulted ceiling. Charming courtyard. 2-car garage. **#04263 \$565,000**

CASA ROSA 2BR/2BA - On Golf Course. Lots of trees & green belt. Den + Lani. **#03832 \$555,000**

EL MIRADOR 3BR/2.5BA - Large (2200 sf) pent-house w/golf course views of 1st green from both balconies!! Unit comes with 2 parking spaces. For discriminating buyer! **#04361 \$485,000**

CASA ROSA 2BR/2BA - Remodel w/2 master suites + 2 enclosed patios. W/D. Scraped ceilings. Central H/A. Cathedral ceiling in LR. 1-car garage. **#04236 \$479,000**

EL DOBLE 2BR/2BA - Great corner home w/2 master

MARY ANN ANDERSON KATIE ROBERTS
949-933-5302 949-244-8629

SAN SEBASTIAN REMODELED 2BR/2BA - Scraped ceilings. Central H/A, W/D. Vinyl windows, open floor plan w/granite counters/ cherry wood cabinets/stainless steel appl + much more. \$189,900*

MAJORCA 2BR/1.75BA Great open Kit/LR. Remodel Kit incl cabinets & counters, smooth top oven/range w/overhead microwave. Ceramic tile floors thru-out Kit, hall/BAS. Upgraded bath vanities, inside W/D. Great open greenery from enclosed patio. \$147,000*

GARDEN VILLA 1BR/1BA - GOLF COURSE View!! Move in condition. Large LR w/extra closet space. Really clean. Close to CH4. \$105,000

GARDEN VILLA Upgraded 2BR/2BA - Decorative ceramic tile from double door entry thru-out hall, DR, Kit & BAS. Plantation Shutters. MBA step-in shower w/seal, Enlarged guest BA shower. Cool side of bldg, greenery, MI view, Refrig, oven/range/microwave. AVAILABLE for Unf L/T Lease at \$1,500/mo. or Sale at \$159,000

CATALINA 2BR/2BA - Beautiful home, great location near Clubhouse 6 - New Paint/Carpet, Single Garage. \$260,000

VILLA PUERTA 1BR/1BA **Lease** - Beautiful condo. Long/Term, Unfurnished, Refurbished, large patio. \$1,400/mo

ARAGON 1BR/1BA **Lease** - Great View Long/Term, Furnished, near Gates 5/6. \$1,150/mo

BETTY KOLSTOE DON BUCKNAM
949-500-2317 949-268-0820

FOR SALE

VILLA PUERTA 2BR/2BA - Completely remodeled below; sec. door/motion light; encl. patio; access to w/jets/shower head. \$240,000

CORDOBA 2BR/2BA - Park in front; no W/D, paint, carpet & flooring; quiet street. **Reduced!!** \$199,000*

CATALINA 2BR/2BA - Enclosed patio room; W/D; end unit; Garage. \$244,000

PACIFICA 2BR/BA - "RARE" Condo; upgraded; skylites; 2 walk-in closets. **INESCROW** \$224,000

CORDOBA 2BR/2BA - Remodeled! Kit. extended; encl. atrium; W/D; CH/Air; Lt kit. cabs./floor; tile patio w/lg. storage cabs. \$220,000

SEVILLE - Upgraded; W/D; 4 TVs; 2 King Beds; Fully Furnished. Open Outlook; Close to Carport. \$1,600/mo

A Division of PCM Realty and Marketing Inc.

www.lagunawoodsproperties.net

LAGUNA WOODS PROPERTIES

LICENSE #01297903

To View Listings and Access Open Houses, Contact Agent or Office.

CORDOBA 2BR/2BA - Remodel with open floor plan. Central Heat/Air, Stainless Steel appliances, granite counter tops, stacked W/D, gated patio, lovely greenbelt. **#04146 \$289,000***

CORDOBA 2BR/2BA plus large added den w/built-in fireplace! One of a kind single story. Remodeled kitchen, dual pane windows, skylights, stacked W/D & more! **#04341 \$279,000**

VALENCIA 2BR/2BA - Gorgeous remodel and steps from the path to Aliso Creek! Open kitchen floorplan. French doors from MBR to patio trumbled travertine. Double entry door w/stained glass. **#04382 \$278,000***

EL MIRADOR 2BR/2BA - 1st green golf course view from every window. Totally remodeled including new appliances, cabinets, chair-railling, crown molding and custom tile. Don't miss this one! **#04371 \$275,000**

CASA DORADO 2BR/2BA - One of the best 180° views in the Woods - mountains, valley, city lights. Wood floors. Built-in tenant that wants to stay ... if possible - great for 1031 tax exchange. **#04276 \$269,000**

CORDOBA 2BR/2BA - Nicely updated with enclosed atrium. Covered patio contains Washer/Dryer and gardening workbench. **#04148 \$235,000***

VILLA PUERTA 2BR/2BA - Corner home with VIEW! Wood floors, new paint, carpet, ceilings textured, new heatpump & loads more. Also for Lease at \$1,600/mo. **#04264 \$219,000**

LA QUINTA 2BR/2BA - GREAT BUY! End unit. Steps to Clubhouse 5. Fireplace, E-Z walk-in tub. Garage. Interior painting soon to begin. **#04390 \$209,000**

MAJORCA 2BR/2BA - Turnkey, Gorgeous Remodel, No Stairs, W/D. Price Reduction! **#04029 \$193,500***

GRANADA 2BR/1BA - Fantastic Location, Corner Unit, Central A/C, New Windows, W/D, Pristine & Move-In Ready. **#04368 \$159,000**

MADRID 2BR/1BA - Special price reduction! Beautifully remodeled home! Designer paint, Granite, stainless steel appliances, and more! **#04198 \$155,000***

VALENCIA 2BR/2BA - Cottage-style, no one above/below. Fantastic loc overlooking flowers/trees/grass. Very private w/lovely views out LR window. Encl atrium. 2nd BA added. W/D added. New counters & new floors in Kitchen. **#04303 \$155,000**

NEW SEVILLE 2BR/2BA - HOT BUY! Spacious and Open Floorplan w/1336 sq. ft., W/D. **#04275 \$140,000***

SEVILLE 1BR/2BA - Large loft and upstairs patio.

Open Houses This Weekend: Laguna Woods Village

Saturday, December 3, 2011

Cordoba (11:00 AM - 1:00 PM) \$289,000*
246-C Calle Aragon - Gate 1 (RT turn at intersection)
Shirley Tweedy 949-291-3348

Valencia (11:00 AM - 3:00 PM) \$269,000*
593-A Avenida Majorca - Gates 1, 2, 3
Ming-Lee Chang 949-374-3473

Casa Milano (12:00 - 2:00 PM) \$379,000
5498-B Paseo Del Lago East - Gate 7
"Those Sisters" Diane & Kindra 949-837-9035

Casa Milano (12:00 - 2:00 PM) \$349,000
5489-P Paseo Del Lago West - Gate 9
"Those Sisters" Diane & Kindra 949-837-9035

Villa Nueva (1:00 - 3:00 PM) \$129,900
4004-2F Calle Sonora Oeste - Gate 14
Eunice Ayala 949-697-1746

New Seville (1:15 - 4:00 PM) \$294,000*
2069-D Via Mariposa East - Gates 5, 6
Shirley Tweedy 949-291-3348

Madrid (1:30 - 3:30 PM) \$150,000*
258-A Calle Aragon - Gate 1 (Park on Ave Sevilla)
Im Sook Lee 949-241-2747

Madrid (1:30 - 3:30 PM) \$268,000*
747-B Avenida Majorca - Gate 3
Patrice Truax 949-637-7625

Valencia (2:00 - 4:00 PM) \$278,000*
595-A Avenida Majorca - Gates 2, 3
Earle Truax 949-633-1355

Hermosa (2:15 - 4:00 PM) \$299,000
3076-B Via Serena South - Gate 7
"Those Sisters" Diane & Kindra 949-837-9035

Villa Puerta (2:15 - 4:00 PM) \$219,000
5372-1A Punta Alta - Gate 10
"Those Sisters" Diane & Kindra 949-837-9035

Sunday, December 4, 2011

Casa Rosa (12:00 - 2:00 PM) \$525,000
5468-B Paseo del Lago East-Gate 7 (&Next Door)
Cabrillo (2:15 - 4:00 PM) \$569,000
5468-C Paseo del Lago East - Gate 7
"Those Sisters" Diane & Kindra 949-837-9035

Villa Terraza (12:00 - 2:00 PM) \$565,000
5200 Despacio - Gate 11
"Those Sisters" Diane & Kindra 949-837-9035

Valencia (1:00 - 3:00 PM) \$269,000*
593-A Avenida Majorca - Gates 1, 2, 3
Ming-Lee Chang 949-374-3473

Garden Villa (1:00 - 3:00 PM) \$105,000
2399-3B Via Mariposa West - Gates 5, 6
Gwen Green 949-510-3025

El Mirador (1:00 - 3:00 PM) \$275,000
5519-1F Paseo del Lago East - Gates 7, 10
Phyllis Heflin 949-466-6941

El Doble (1:00 - 3:00 PM) \$409,000
3318-B Via Carrizo - Gates 9, 10
Eunice Ayala 949-697-1746

Catalina (1:00 - 3:00 PM) \$248,500
3397-A Punt Alta - Gate 10
Van Heflin 949-466-6941

New Seville (1:00 - 4:00 PM) \$294,000*
2069-D Via Mariposa East - Gates 5, 6
Shirley Tweedy 949-291-3348

El Mirador (1:30 - 3:30 PM) \$485,000
5519-3E Paseo Del Lago East - Gates 7, 10
Im Sook Lee 949-241-2747

Andaluz (1:30 - 3:30 PM) \$499,000
3409-A Calle Azul - Gates 9, 10
Keli McCall 949-290-2349

ERIC BAUCUM
949-338-5305 socialedreamhomes@aol.com

FOR SALE

LAS FLORES 2BR/2BA+DEN - 1 car garage, Laminate Floors, New Paint. Light bright & cheerful, priced to sell. \$309,000

CATALINA 2BR/2BA - 1 Car Garage, Turn key condo w/fireplace. Great location and Views of Saddleback. **Hot Buy!** \$239,000

NAVARRO 2BR/2BA/DEN - Huge condo/Low price. 1 car Gar quiet cul-de-sac. Expanded private patio, skylights & more. Bring your paint brush and save. \$398,000

ARAGON 2BR/2BA - Tastefully updated, enclosed patio and a View. Don't miss this first floor beauty, it's priced to sell fast. \$189,000

VILLA CAPRI 2BR/2BA+Encl Patio - **INESCROW** \$169,000

SEVILLE 2BR/2BA+Loft Tastefully updated **INESCROW** \$149,000

NEW SEVILLE 2BR/2BA+LOFT **SOLD in 1 Week!** \$149,000

EL MIRADOR 2BR/2BA+ENCL PATIO - **INESCROW**

Rancho Santa Margarita **SOLD in 30 Days**

CASA CONTENTA - **SOLD**

VILLA PUERTA - **SOLD**

CASA LINDA - **SOLD**

SAN SEBASTIAN - **SOLD**

Broker: Andrew L. Brannen

"The Towers" is not an assisted living facility.

Valencia Office

949.837.5500
24191 Paseo De Valencia Ste. D
Laguna Woods, CA 92637

Laguna Woods Statistics

2011 Closed Sales Per Month

	Coops			Condos			Towers		
	UNITED	THIRD	FIFTY	UNITED	THIRD	FIFTY	UNITED	THIRD	FIFTY
Nov. 16-22 2011	26	22	2	26	22	2	26	22	2
JAN	26	22	2	26	22	2	26	22	2
FEB	13	23	3	13	23	3	13	23	3
MAR	32	26	1	32	26	1	32	26	1
APR	39	32	1	39	32	1	39	32	1
MAY	30	25	1	30	25	1	30	25	1
JUN	28	26	1	28	26	1	28	26	1
JUL	28	26	4	28	26	4	28	26	4
AUG	35	36	0	35	36	0	35	36	0
SEP	43	29	2	43	29	2	43	29	2
OCT	46	22	1	46	22	1	46	22	1
YTD	320	267	16	320	267	16	320	267	16

Nov. 16-22 2011

Percent of Total for Sale

3.9% COOPS

2.2% CONDOS

4.2% TOWERS

ANN WILLIAMS BETTY CLAUDE
949-268-0825 949-933-5203

FOR SALE

LAS FLORES 2BR/2BA - Great cottage style home with garage and W/D. \$297,500

SAN SEBASTIAN 2BR/1.25BA - Lovely cottage style home with private patio. \$124,900*

MAJORCA 2BR/1.75BA - Glassed in patio, W/D, Serpentine Walk location. Super Buy! \$109,000*

LA BRISA 2BR/2BA - Stunning views and great location for this updated home. **PENDING** \$178,500

MADRID 2BR/1BA - Beautiful home close to Aliso Creek. \$179,000

MAJORCA 2BR/1.75BA - Great buy for end unit w/o stairs. \$89,900*

MAJORCA 2BR/1.75BA - Light/bright patio home with Washer/Dryer. **Reduced!!** \$99,000*

NAVARRO 2BR/2BA - Beautiful location and views with attached garage. **Back on Market!** \$350,000

MING-LEE CHANG TRAVIS LEE
949-374-3473 949-939-4479

FOR SALE

VALENCIA 2BR/2BA - Single level new remodeled unit. Great location next to Aliso Creek. No one above or below. \$269,000*

NEW SEVILLE 2BR/2BA - Nob Hill area, bright and clean. Enclosed front patio. \$259,000*

GRANADA 2BR/1BA - End unit, close to Aliso Creek. \$115,000*

VILLA PARISA 3BR/2BA - Corner lot, private/view location, lots of storage. **Reduced!!** \$607,500

"THOSE SISTERS" 949-837-9035
DIANE & KINDRA MCMAHON

New Listing!

CABRILLO 3BR/2BA quiet cul-de-sac - executive golf course area. Charming brick courtyard. Oversized 2-car garage. \$494,500

NEW price! Secluded spot - Wilderness Park setting. Gaze out to expansive lawns, hills, mountains LA REINA 3BR/2BA 2-car garage. **Now** \$379,000

Holiday TREAT Contemporary REMODEL - single story HERMOSA - 3BR/2BA w/huge gourmet kitchen, newer cabinetry, granite, dual-pane windows, central heat & air. W/D. \$299,000

Mega Custom floor plan remodeled 2 the nines! 2BR/2BA - contemporary floorplan. Use the expanded areas for office and master retreat! Spacious master suite w/walk-in closet. Fireplace. Garage. \$559,000

Impregious CASAMILANO 2BR/2BA - remodeled. Gem. One executive golf course. Open floorplan w/island kitchen. Custom cabinetry, granite, luxury baths, new windows...the works. VIEW. \$379,000

New price-still A1 Fabulous! Unique CASA ROSA 2BR/2BA - executive golf course ultimate remodel. Finest materials and workmanship. Garage. \$498,000

Move-in MADRID 2BR/2BA Expansive lawns surround - single story. Central H/A, added bath, scraped ceilings, new paint, carpeting. Like living in a park! \$184,500*

PENNIE LEVERS
949-463-1063 leverspennie@gmail.com

FOR SALE

CASA CONTENTA 2BR/2BA **INESCROW** sell. \$89,500*

CASA BLANCA 2BR/2BA - New windows, doors, paint and carpet. PRICED TO SELL! \$74,500*

CADIZ 1BR/1BA - View from balcony! Excellent Condition. Solar Tube. \$69,000*

CASA LINDA 2BR/2BA - **INESCROW** on, no steps. Washer/Dryer. Laminate flooring. \$109,000*

ARAGON 2BR/2BA - New carpet, end unit, Mtn. VIEW! \$129,000

MAJORCA 2BR/1BA - Encl. patio, W/D, laminate floor. \$135,000*

NEW SEVILLE 2BR/2BA - New carpet, paint, appliances, quiet area near carport. \$140,000*

NEW SEVILLE 2BR/2BA - New **INESCROW** paint. Enclosed balcony. 2 heat pumps. Townhouse style. \$160,000*

www.pennielevers.com

ED YOUNG SUSAN WALTERS
949-268-0885 949-268-0894
GAIL FLOOR 949-697-7008

FOR SALE

GRANADA 2BR/1BA - Dollhouse. Stacked W/D. Granite raised countertops in Kitchen & Bath. Tiled atrium & pavers in patio. All doubled paneled windows, designer paint with wainscoting. Priced for quick sale. \$155,000

SAN MARCO 3BR/2BA - Serpentine View. Rear model Large lot detached hm. W/D. Extra large double garage. **Reduced!!** \$535,000

CASA VISTA 2BR/1.75BA - Totally remodeled Kitchen. Washer/Dryer. Walk-in from street. \$155,000

NEW VALENCIA Double wide glass front doors, enclosed patio, very homey coop. \$145,000

CASA LINDA 2BR/1.75BA - No Stairs. **Back on Market!** \$139,000*

CASA LINDA 2BR/1BA - Large double French Doors as entry. 1-level no stairs, Cottage style. \$135,000*

LA CORONA 2BR/1.75BA - One level cottage style patio w/gate for pet. Jack & Jill bathroom. Great location. \$115,000*

MAJORCA 2BR/1.75BA - Just painted. Ready to move in. Great location. Plenty of parking. \$99,000*

www.homesbygailfloor.com

Information is deemed reliable but not guaranteed.