



JENNIFER HEFLIN
949-466-8279

* Denotes Stock Cooperative Property.

LAGUNA WOODS VILLAGE IS A 55+ GATED COMMUNITY

A Division of PCM Realty and Marketing Inc.

Broker: Andrew L. Brannen

"The Towers" is not an assisted living facility.



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

El Toro Office



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



LAGUNA WOODS PROPERTIES

LICENSE #01297903

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



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

Valencia Office



FOR SALE
VILLA PARAISA 3BR/1.75BA - Beautiful, updated home on quiet cul-de-sac. New carpet, flooring, paint, fixtures, recessed lighting. Stainless appliances, smooth ceilings, granite counters. OPEN TO OFFERS! \$615,000
GRANADA 2BR/1BA - Single level home with no one above or below. Cathedral ceiling in LR; skylight with dual vanity in bath. Convenient to CH3, parking, bds. \$103,900
MADRID 2BR/2BA - Great location adjacent to Aliso Creek. Single level home with large private front patio. Enclosed atrium converted to dining room. Central heat/air, W/D. \$189,000
EL MIRADOR 3BR/2.5BA - Large (2200 sf) penthouse with golf course views of 1st green from both balconies!! Unit comes with 2 parking spaces. For discriminating buyer! \$485,000
VALENCIA 2BR/2BA - Gorgeous remodel and steps from path to Aliso Creek! Open Kitchen floorplan. French doors from master bedroom to patio w/tumbled travertine flooring. Double entry door with stained glass. \$278,000
CASA LINDA 2BR/2BA - Nob Hill location near Aliso Creek, carport, guest parking. Large skylight and 2 windows in kitchen. Murphy bed in 2nd bedroom. Stacked W/D. \$115,000

FEATURED LAGUNA WOODS SALE PROPERTIES

NEW Floorplan 3BR/3BA - Rare Grand Final 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 ... current price is with approved plans. **#03748 \$799,000**

CABRILLO 2BR/2BA - Up on a hilltop with VIEW, privacy too. Unique Cabrillo - loads of space - formal dining area or for use as 3rd bedroom, 2 additional bedrooms, plus office and enclosed patio. Expanded eat-in kitchen. 2-car garage with mega storage & more. 3-par golf course area. **#04254 \$617,000**

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

CABRILLO 3BR/2BA - Complete remodel. Open floor plan w/new cabinetry, granite, recessed lighting, walk-in closet. 2-car garage. Executive golf course area. REDUCED! **#03747 \$529,000**

CUSTOM 2BR/2BA - REDUCED - as-new-as-it-gets custom remodel! Expanded space. Contemporary floorplan. Spacious master suite w/walk-in closet. Fireplace. Garage. **#03746 \$519,000**

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

EL DOBLE 2BR/2BA - Great corner home w/2 master suites, granite in kitchen, scraped ceiling, washer/dryer. Large enclosed patio + bonus room.

Attached 1-car garage. **#04294 \$399,000**

EL DOBLE 2BR/2BA - dual master suite remodeled beauty - New kitchen, baths, windows & more. Fireplace too. Two patios. Garage. **#04163 \$399,000**

CASA MILANO 2BR/2BA - Remodeled Gem. On executive golf course. Open floorplan w/island kitchen. Custom cabinetry, granite, luxury baths, new windows ... the works. VIEW! **#04359 \$379,000**

CASA VISTA - Adjoining Units 3BR/4BA + Office - The Most Unique Unit in the Village. Over 2200 sq.ft. Double everything-2 adjoining CASA VISTA UNITS offering space for a large family at a ridiculously low price for the footage. 2 Carports, 2 Kitchens, 2 W/D; Fabulous Built in Office. Mountain Views. 2 Large encl. patios. Soft water plumbing. Shutters. Invisible Screen Doors, New Shower/Tub Enclosures, Freshly painted and cleaned carpets. Move in ready. **#043867 \$370,000**



MARY ANN ANDERSON KATIE ROBERTS
949-933-5302 949-244-8629
To all our clients past and present ~
We would like to express our gratitude
for your business and referrals and
wish you a Happy New Year!

FOR SALE

GARDEN VILLA 1BR/1BA - PENDING-ESGROW View!! \$105,000

GRANADA 2BR/1BA - New Paint & Carpet. Vinyl Windows. \$129,500*

CATALINA 2BR/2BA - Beautiful home, great location near CH6. New Paint/Carpet, Single Garage. **Reduced \$20K!** \$240,000

CASA MILANO 2BR/2BA - Pretty view of the green & mountain top VIEWS. Upgraded-kitchen w/top of the line appliances, dual pane windows w/built in hidden screens, central heat & air, fireplace. New paint & more! Garage. Just REDUCED! **#04331 \$349,000**

HERMOSA 3BR - Highly Remodeled ENTERTAINERS DELIGHT. Open Floor Plan, Large Kitchen/Dining Area, Dual Pane Windows, Full size W/D, Granite, Crown, Tile-Wood-like floors, Central Heat/Air, and more. Ideal location. **#04399 \$298,000**

NEW SEVILLE 2BR/2BA+Loft - Amazing Space! Remodeled! Top location! Many goodies - vinyl windows, bamboo floor, bay window, washer/dryer & more. **#03801 \$297,000***

NEW SEVILLE 2BR/2BA+Loft - This is a must see approx 1,500 sq ft with enclosed additions. Beautiful remodel, Central Heat & Air, Deluxe W/D, Very spacious. **#03758 \$294,000***

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

VILLA NOVA 2BR/2BA - - UPDATED/REMODELED. Beautiful cottage-style condo w/granite counters, W/D added, central H/A, scraped ceilings and crown moldings plus stainless appliances! BEAUTIFUL! **#04261 \$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**

CATALINA 2BR/2BA - Panoramic view of Saddle-back hillside & city lights from Kitchen, LR & DR. Wood-burning fireplace, central H/A full size W/D and upgraded kitchen. **#04232 \$257,700**

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. **#04370 \$238,000**

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

NEW VALENCIA 2BR/2BA with enclosed atrium - Cottage-style, no one above/below; no steps. Garden location w/trees, grass & flowers surrounding manor. 2nd bathroom added. New countertops & floors in kitchen. New carpet/paint. GREAT VALUE! **#04303 \$155,000**

GRANADA 2BR/1BA - Fantastic Location, Corner Unit, Central A/C, New Windows, W/D, Pristine & Move-In Ready. **#04368 \$149,500***

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

CASTILLA 2BR/2BA - Beautiful parklike views. Easy walk to Aliso Creek. New appliances, carport close. Some good furniture can stay with Buyer if they desire. **#04229 \$132,000***

VILLA NUEVA 1BR/1.5BA - Gate 14. Panoramic view! Newly painted and new carpet. Motivated Sellers. **#04281 \$129,900**

SAN SEBASTIAN 2BR/2BA - Cottage-style,

no steps, no one above/below; Great corner location on greenbelt. Nice views thru living room windows. **#04365 \$122,000**

CASA LINDA 2BR/2BA - Recently painted. Walk in - no stairs. Carpet cleaned. Newer stovetop & oven. Vertical blinds in LR & 2nd BR. Plantation shutters in MBR. Mirrored walls in dining area. Carport & laundry close. Includes \$2,000 carpet allowance. **#04322 \$115,000***

VILLA PUERTA 1BR/1BA - Pristine condo with view. New carpet/paint. Upgrades to Bath & Kitchen. **#04021 \$110,000**

CASA BLANCA 2BR/2BA - Glassed-in Balcony w/ AC & carpet. Vinyl windows thru-out. Excellent condition. Owner anxious. **#04267 \$95,500***

MAJORCA 2BR/2BA - Ground level entrance - no steps. Carport & laundry close. New stove top,

oven, & kitchen countertop. Needs carpet & paint. Great investor choice.. Take a look and use your TLC to complete the task. **#04344 \$90,000***

MAJORCA 2BR/2BA - Lower manor. No steps. Great value in a quiet, peaceful location. **#04314 \$88,000***

CADIZ 1BR/1BA - Beautiful park/tree view. Convenient location; near laundry, carport and shopping. End unit w/gated, covered patio. **#04138 \$64,500***

CADIZ-LOWER 1BR/1BA - Lower manor. no steps. Great location; walk to Clubhouse 1. **#04318 \$59,000***

CORONADO 1BR/1BA - Just Painted! Cozy manor that needs your personal touch. Reduced! **#03919 \$59,000***

CADIZ 1BR/1BA - REDUCED! Immaculate. Desirable location. Seller anxious. **#04342 \$49,000***

Laguna Woods Statistics

2011 Closed Sales Per Month				
Dec 14th-20th 2011	Coops			TOTAL
	UNITED	THIRD	FIFTY	
JAN	26	22	2	50
FEB	13	23	3	39
MAR	32	26	1	59
APR	39	26	1	72
MAY	30	25	1	56
JUN	28	26	1	55
JUL	28	26	4	58
AUG	35	36	0	71
SEP	43	29	2	74
OCT	46	22	1	69
NOV	32	27	2	61
YTD	352	294	18	664

Percent of Total for Sale
3.5% COOPS
2.0% CONDOS
3.5% TOWERS

FEATURED LAGUNA WOODS LEASES

NEW VALENCIA 2BR/2BA - Highly upgraded single level home with remodeled kitchen, central heat/air, new carpet/paint. Convenient location. Unfurnished, long-term. No smoking/pets. **#02344B \$1,500/mo**

EL MIRADOR 2BR/2BA - Delightful, open green view with lots of trees. Large enclosed, tiled patio/balcony. Plantation shutters, ceramic tile flooring in kitchen, hallway, entrance, baths. Heat pump. Available long term, unfurnished. No smoking; pets negotiable. **#54992F \$1,575/mo**

New Years BUY! **MAJORCA** 2BR/2BA Great central location. No stairs. Light & cheery exposure. Lots of greenery & trees. Just **Reduced!!** \$26,000...NOW \$89,000
HOLIDAY BARGAIN! Lowest price on market! End unit **LA QUINTA** 2BR/2BA - steps to Clubhouse 5. Fireplace. E-Z walk-in tub. Garage. Interior painting & more underway. \$209,000
Celebrate! Contemporary Remodel - Gate 11 **VILLA TERRAZA** 2BR/2BA - kitchen open to living room, custom cabinetry, granite...the works. Vaulted ceiling. Charming courtyard. 2-car garage. \$359,000
VIEW **VILLA PUERTA** - 2BR/2BA w/wood floors, new paint, new carpet, ceilings textured, new heatpump & loads more! Just a beauty. \$219,000 Also for **Lease** at \$1,650/mo! Opportunity 2 do your own thing - Lowest priced **CABRILLO** 3BR/2BA Great location - quiet cul-de-sac - par 3 golf course area. Charming brick courtyard. Oversized 2-car garage. \$494,500
Detached **SAN MARCO** 3BR/2BA with huge enclosed bonus area across back of the **INESGROW** vaulted ceiling. New roof. Oversized 2 car garage. Park-like setting. \$597,000
Move-in **MADRID** 2BR/2BA Expansive, lawns surround - single story. Central heat & air, 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 **SOLD** to 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. GREAT LOCATION. \$64,000*
CASA LINDA 2BR/2BA - **INESGROW** location, no steps. Washer/Dryer. Laminate flooring. \$99,000*
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. Enclosed balcony. 2 heat pumps. Townhouse style. \$140,000*
NEW SEVILLE 2BR/2BA - **INESGROW**! carpet, appliances, quiet area near carport. \$160,000*

FOR LEASE
CABRILLO 3BR/2BA - Year Lease Unfurnished 2 Car Garage. VIEW! Excellent Condition. \$2,700/mo
www.pennielevers.com



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

New Listing! (homesbyedyoung.com) FOR SALE
VILLA PARAISA 3BR/2BA-Expanded. 2300 Sq Ft. Brazilian hardwood floors, custom drapery, 2 fireplaces + much more. \$699,000
BARCELONA 2BR/1BA - Totally upgraded with granite kitchen & bathroom counters. W/D stacked, wainscoting. Sweet & homey with lots of appeal. \$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/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*
ARAGON Lease 1BR with Panoramic mtn/tree view. L/T. \$1,200/mo



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

CORDOBA 2BR/1.5BA **New Listing!** Enclosed Atrium, wonderful location on green square near creek. \$193,000*
MAJORCA 2BR/1.75BA - 1st floor manor, sold Furn, great loc, on quiet interior street, near carport & laundry. Custom front door. \$89,900*
CASA LINDA 2BR/1.75BA - Faces beautiful greenery. Carport on same level as home. Lots of guest parking. New P&C, Custom window coverings, W/D, turn-key waiting for a 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! **Reduced!!** \$149,000
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! Furn, great loc! \$159,900*
LA REINA 3BR/2BA/2CarGar, Central Heat, L/T **Lease** \$2,000/mo



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

FOR SALE
New Listing! Delightful **MADRID-D UNIT** 2BR/1 Large BA with kitchen do **SOLD in 2 Days!** Pride of ownership. PRICED TO SELL at only \$124,500*
LABRISA Turnkey. Wood floors, granite, W/D. **Reduced!!** \$174,500
LOCATION!! CABRILLO 3BR/2BA - 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'. Central Air; Huge Rooms. Call GAIL for Details. **SOLD** \$449,000
UNDERPRICED NEW VALENCIA 2BR/1BA - W/D; enclosed Atrium/den. **New Price!** Now only \$129,500
MADRID 2BR/2BA - Completely remodeled, enclosed atrium, door from Kitchen to courtyard and lots more. \$229,000*



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

FOR SALE
VILLA PUERTA 2BR/2BA - **INESGROW** below; sec. door/motion light; encl. patio; access tub w/jets/shower head. \$240,000
CORDOBA 2BR/2BA - Park in front; nu 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 - "RAPID" **INESGROW** graded; skylites; 2 walk-in closets. \$224,000
CORDOBA 2BR/2BA - Remodeled! Kitchen extended; enclosed atrium; W/D; Central Heat/Air; Light Kitchen cabinets/floor; tile patio w/large storage cabinets. **Reduced!!** \$214,900
FOR LEASE
SEVILLE - Upgraded; W/D; 1 King Bed; Fully Furnished. Open Outlook; Close to Carport. \$1,600/mo

Open Houses This Weekend: Laguna Woods Village

Saturday, December 31, 2011

No Open Houses Today!

For more information or to schedule an appointment to tour available properties

~ Call our offices at ~
949-461-9977 or 949-837-5500.

Sunday, January 1, 2012

No Open Houses Today!

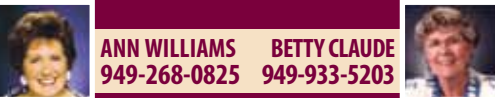


Information is deemed reliable but not guaranteed.



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

FOR SALE
CATALINA 2BR/2BA - 1 Car Garage, Turn key condo w/fireplace. Great location and Views of Saddleback. **Hot Buy!** \$239,000
CASA VISTA 2BR/2BA - Updated! Vinyl doors/windows, remodeled baths, Views. \$149,000
NAVARRO 2BR/2BA/DEN - Huge condo/Low price. 1 car Gar quiet cul-de-sac. Expanded private patio, skylights, New Heat/Air & more. **Reduced!!** \$349,000
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
LAS FLORES 2BR/2BA+DEN - 1 car garage, Laminate Floors, New Paint, priced to sell. **SOLD** \$309,000
VILLA CAPRI 2BR/2BA+Encl Patio - **SOLD**
SEVILLE 2BR/2BA+Loft Tastefully updated **INESGROW** \$169,000
NEW SEVILLE 2BR/2BA+LOFT **SOLD in 1 Week!** \$149,000
EL MIRADOR 2BR/2BA+ENCL PATIO - **INESGROW**
Rancho Santa Margarita **SOLD in 30 Days**
CASA CONTENTA - **SOLD** **CASA LINDA** - **SOLD**



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

FOR SALE
LAS FLORES 2BR/2BA - **PENDING** 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*
MADRID 2BR/1BA - Beautiful home close to Aliso Creek. \$179,000
MAJORCA 2BR/1.75BA - Light bright patio home with Washer/Dryer. **INESGROW** \$99,000*
NAVARRO 2BR/2BA - Beautiful location and views with attached garage. Also available for **Lease**, unfurnished at \$1,950/mo. \$350,000

www.LagunaWoodsProperties.com



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. **Reduced!!** \$265,000*
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 PARAISA 3BR/2BA - Corner lot, private/view location, lots of storage. **Reduced!!** \$607,500
FOR LEASE
CASA CONTENTA Lease 2BR/2BA - Upper floor with view, clean and bright. For 3-6 months. Furnished. \$1,150/mo