



This page outlines the details of the listing(s) in this market analysis.

Friday, March 14, 2008



Address: 25122 Carolwood
Active 11/18/2007

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 0
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
List Price: \$649,700	Sqft: 2755	Cooling: Central
Original Price: \$699,700	\$/Sqft: \$235.83	
Date Listed: 11/18/2007	Year Built: 1979	
DOM: 117	Parking:	

*This hasn't been updated since November '07. Agent instructions say to call agent for important info. I showed it -it's vacant and lonely. *

Located on a Cul-De-Sac, This Inviting 4 Bedroom Home is Nestled Within Lush, Mature Trees; Within Walking Distance to Schools and Shopping... Not to Mention Seconds from the Beautiful Lake Forest Sun and Sail Club! This Charming Home has an Updated Kitchen, Spacious Layout, A Mainfloor Bedroom, 3 Car Garage, And no Mello-Roos!



Address: 25111 Sleepy Hollow Terrace
Active 2/5/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6760
Map Code: 891H3	Bathrooms: 3	Heating: Central
List Price: \$789,483	Sqft: 2434	Cooling: Central
Original Price: \$789,483	\$/Sqft: \$324.36	
Date Listed: 2/5/2008	Year Built: 1977	
DOM: 30	Parking:	

Serene Home in Lovely Lake Forest Neighborhood Located At End of Cul-De-Sac Right Across the Street from Many Paths Through the Beautiful Woods and Along Creek. Short Walk to Award Winning Lamadera Elementary School. Over \$200,000 in Upgrades! Dual Pane Solar Coated Vinyl Windows. Remodeled Kitchen and Bar area with Black Granite Counters and all New Appliances. Built-In Shelving



Address: 25205 Wandering Lane
Active 2/27/2008

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 8024
Map Code: 891H3	Bathrooms: 3	Heating: Central, Forced Air
List Price: \$817,000	Sqft: 3026	Cooling: Central
Original Price: \$835,000	\$/Sqft: \$269.99	
Date Listed: 2/27/2008	Year Built: 1976	
DOM: 14	Parking: 3	

Soaring Wood Ceilings in Entry and Living Room Gives a Warm and Gracious Welcome. Formal Dining Room. Inviting and Large Family Room Looks Out to Woods. Light, Bright Kitchen with Nice Eating Nook. Spacious Main Floor Master Suite with Upgraded Bathroom. 4 Upstairs Bedrooms and Bonus Room. Warm Wood Floors. 2 Patios with Several Entertaining area in Huge Yard. Great Location in Premium

Vicki Lloyd

www.LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest II



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Friday, March 14, 2008



Address: 22081 Shadyvale Lane
Closed Sale 2/22/2008

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 6201
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
Closed Sale Price: \$639,000	Sqft: 2800	Cooling: Ceiling Fan(S), Central
Original Price: \$639,000	\$/Sqft: \$228.21	
Date Listed: 1/14/2008	Year Built: 1976	
DOM: 39	Parking:	

REO property - it used to be a single story, but prior owner added on. Had some road noise from Lake Forest.

Beautiful Upgraded Home in Whispering Trees. 5th Bedroom has Been Converted to Den/Office. New Carpet and Paint. Features Include Wood Floors, Wood Staircase, Bay Window, Garden Window, French Doors, Bosch Dishwasher, Viking Gas Range, Mirrored Wardrobe, Ceiling Fan, Skylight and Recessed Lighting... All on a Corner Lot in Great Location. Member of Sun and Sail Club with Great Amenities



Address: 22266 Brittlewood Circle
Closed Sale 2/28/2008

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 12000
Map Code: 891H3	Bathrooms: 2.5	Heating: Forced Air, Natural Gas
Closed Sale Price: \$730,000	Sqft: 2912	Cooling: Central
Original Price: \$769,000	\$/Sqft: \$250.69	
Date Listed: 1/11/2008	Year Built: 1977	
DOM: 48	Parking:	

Priced well, sold fast! Agent owned, so he knew what the market would bear!

Beautiful Cul-De-Sac Location in the Midst of the Woods in Wispering Trees / Oversized Lot with Professional Landscape in Both Front and Back Yards / Giant Backyard with (3) Custom Patios One with Custom Built Bbq, And all are Connected By Wandering Walkways. (3) Car Garage with Direct Access / Remodeled Kitchen with New Granite Counter Tops and New Appliances. Remodeled Baths /

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This page outlines the details of the listing(s) in this market analysis.

Friday, March 14, 2008



Address: 22361 Fallen Leaf Road
Hold Do Not 3/14/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 7900
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air, Natural Gas
List Price: \$579,000	Sqft: 2033	Cooling: Ceiling Fan(S), Central
Original Price: \$849,000	\$/Sqft: \$284.80	
Date Listed: 6/1/2007	Year Built: 1978	
DOM: 287	Parking: 3	

This home has been listed since 6/1/07, but has been on hold most of the time. Original list price was \$849K.



Address: 24992 Valley Rim Terrace
Hold Do Not 3/14/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 8588
Map Code: 891H3	Bathrooms: 3.5	Heating: Forced Air
List Price: \$619,900	Sqft: 2397	Cooling: Central
Original Price: \$742,500	\$/Sqft: \$258.61	
Date Listed: 9/1/2007	Year Built: 1976	
DOM: 195	Parking:	

*Bank Owned - sold at the Auction on 2/2/08 so it should be closing soon. The buyer told me, on the day of the auction, that he paid \$593K for it, including the 5% premium to the auction company. Both interior and exterior needed substantial work including paint in and out, all flooring, appliances, windows, ceilings, stair rails, plumbing. Not sure if the A/C or furnace work either.

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This page outlines the details of the listing(s) in this market analysis.

Friday, March 14, 2008



Address: 25022 Trailview Terrace
Pending Sale 3/14/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7000
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
List Price: \$595,000	Sqft: 2202	Cooling: Other
Original Price: \$595,000	\$/Sqft: \$270.21	
Date Listed: 12/14/2007	Year Built: 1976	
DOM: 91	Parking:	

Short Sale I tried to show it, but the agent said they already had too many offers. We'll see if the bank accepts one of them, or decided to foreclose!*

Single Story Home Located on the Cul-De-Sac with 5 Steps Going Down to the Home. Home has Been Remodeled a Few Years Ago with Brand Kitchen with Granite Counter Tops, Newer Stainless Steel Appliances and Cabinets, New Flooring, All Laminate Wood Floors in Almost all the Home. All Bathrooms have Been Remodeled with Granite Counter Tops. Home Located in Back of the Forest, A



Address: 22241 Eucalyptus Lane
Pending Sale 3/14/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 8820
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
List Price: \$649,900	Sqft: 2200	Cooling: Central
Original Price: \$649,900	\$/Sqft: \$295.41	
Date Listed: 2/18/2008	Year Built: 1977	
DOM: 25	Parking:	

I previewed this, and it's very nice, but I couldn't get my clients in to see it before it sold. For a home that was a model 30 years ago, this isn't important info.

This was the Model!! Located At the End of the Cul De Sac on the Most Prestigious Street in the Woods. This Street has Custom Homes or These Were the Builders Model Homes. Brand New Paint Inside and Out. Newer Carpet, Appliances and Plumbing Fixtures. Single Level 4 Bedrooms, Formal Living Room, Dining Room, Family Room with Custom Cabinets. Sellers Added a Sun Room, Fully Permitted. Huge

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