



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

Wednesday, April 16, 2008



**Bank owned.*

Address: 24125 Cindy Lane
Active 4/14/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6240
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
List Price: \$519,000	Sqft: 2314	Cooling: Central
Original Price: \$519,000	\$/Sqft: \$224.29	
Date Listed: 4/14/2008	Year Built: 1978	
DOM:	Parking:	

Single Family Home in Lake Forest. This Home Features 4 Bedrooms, 3 Bathrooms, A Formal Dining Room, A Spacious Family Room with a Fireplace and Built in Cabinets, Inside Laundry Room, And a 2 Car Garage. Great Location At the End of a Cul-De-Sac. Master Bathroom is Unfinished and will Require Some Work. Other Repairs and Upgrades are Needed Throughout. With Some Fixing Up this Home Will



**Short sale*

Address: 24012 Alice Avenue
Active 1/21/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6000
Map Code: 891F3	Bathrooms: 2	Heating: Forced Air
List Price: \$535,000-\$590,000	Sqft: 1657	Cooling: Ceiling Fan(S), Central
Original Price: \$635,000	\$/Sqft: \$356.07	
Date Listed: 1/21/2008	Year Built: 1978	
DOM: 86	Parking:	

Beautiful Single Story Home in Lake Forest. Vaulted Ceilings, Newer Pergo Floors, New Carpet and Paint. New Counter Tops in Kitchen. Beautifully Redone Stone Fire Place. Lg Master Bedroom w/ Walkin Closet, Roman Style Tub. 6 Panel Doors, Scraped Ceilings, New Windows Through-Out. Professionally Landscaped w/ Ledge Stone and Stamped Concrete. Built in Bbq, Ice Chest and Firepit. Grass



**Bank owned*

Address: 22102 Pheasant Street
Active 2/25/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5100
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$609,900	Sqft: 2500	Cooling: Central
Original Price: \$639,900	\$/Sqft: \$243.96	
Date Listed: 2/25/2008	Year Built: 1978	
DOM: 51	Parking:	

Newly Painted with Brand New Carpet Throughout! Wonderful Family Home in Excellent Neighborhood. 4 Bedrooms Plus a Loft and 3 Full Baths. Formal Living Room and Family Room and Both have Fireplaces. Large Open Floor Plan with Great Back Yard Perfect for Entertaining.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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Address: 21985 Annette Avenue
Active 11/27/2007

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 4784
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
List Price: \$639,000	Sqft: 2551	Cooling: Central
Original Price: \$679,900	\$/Sqft: \$250.49	
Date Listed: 11/27/2007	Year Built: 1978	
DOM: 141	Parking:	

Bring all Offers!! Home Features 4 Bedrooms, Huge Bonus Rm that Could be 5th Bedroom.. . Fresh Paint, New Carpet, New Furnace, Oversized Driveway, Huge Kitchen that Leads to Family Rm with Marble Accented Fireplace, Upgraded Master Bath w/Whirlpool Tub, Sun and Sail Membership.. . Move-In Ready.. . Park West Estate Home Offers, Value, Opportunity and Space.. .



Address: 22105 Pheasant Street
Active 2/28/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6420
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$659,000	Sqft: 2444	Cooling: Central
Original Price: \$759,000	\$/Sqft: \$269.64	
Date Listed: 2/28/2008	Year Built: 1977	
DOM: 48	Parking:	

**Short sale*

90 Foot Frontage in Premire Location, Quite Neighborhood, One Bedroom Downsairs - Large Lot Room for Pool- Sun and Sail Club Membership Included. Seller Says Make Me an Offer!



Address: 24416 Peacock Street
Active 1/30/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 4940
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$675,000	Sqft: 2444	Cooling: Ceiling Fan(S), Central
Original Price: \$774,900	\$/Sqft: \$276.19	
Date Listed: 1/30/2008	Year Built: 1977	
DOM: 77	Parking:	

This Property is a Steal and it is not a Short Sale!! Turn-Key 4Br/3Ba (1Br/1Ba Downstairs), Move-In Ready Home on a Premium Corner Lot in Tract Across from the Lake. Over \$40K in Upgrades in the Past Three Years Include Fresh Paint, Scraped Ceilings and Wide Baseboards Throughout, Newer Neutral Carpet, Newer Light Fixtures and Ceiling Fans, Many Recessed Lights, Highly Upgraded Guest

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Address: 24421 Peacock Street
Active 2/15/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5200
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$699,900	Sqft: 2423	Cooling: Central
Original Price: \$699,900	\$/Sqft: \$288.86	
Date Listed: 2/15/2008	Year Built: 1977	
DOM: 61	Parking:	

Immaculate and Ready to Move-In! Double-Door Entry Into Sunny Living Room w/Cathedral Ceilings and Step-Down Conversation Seating in Front of Fireplace. Spacious Family Room off Kitchen and Nook. Huge Master Suite w/Fireplace, Walk-In Closet w/Custom Organizers and Remodeled Bath w/All New Tile Shower. Peek View of Lake from Upstairs Bedroom. Main Floor Bedroom and Full Bath. Many Upgrades



Address: 24311 Peacock Street
Active 3/17/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7200
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$700,000	Sqft: 2969	Cooling: No Air Conditioning
Original Price: \$700,000	\$/Sqft: \$235.77	
Date Listed: 3/17/2008	Year Built: 1977	
DOM: 20	Parking:	

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**Was a Short Sale - now bank owned.*

Address: 22146 Pheasant Street
Cancelled 1/6/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 4900
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
List Price: \$645,000-\$699,000	Sqft: 2520	Cooling: Ceiling Fan(S), Central
Original Price: \$715,000	\$/Sqft: \$277.38	
Date Listed: 7/20/2007	Year Built: 1978	
DOM: 157	Parking:	

This Home is Lite and Bright in One of the Best Kept Secrets in Lake Forest Sun and Sail Club Beautiful Lake, Pool, Spa, Gym and Tennis. It is in a Cal-De-Sac Location with One Room Downstairs for an Office. Very Low Dues for Orange County and no Mello Roos. This Home has it all Just Bring Your Tooth Brush and Your Toys and Move In.

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**Bank owned*

Address: 24112 Cindy Lane
Hold Do Not 3/2/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5980
Map Code: 891F3	Bathrooms: 2	Heating: Central
List Price: \$514,900	Sqft: 1705	Cooling: Other
Original Price: \$545,000	\$/Sqft: \$301.99	
Date Listed: 3/2/2008	Year Built: 1978	
DOM: 31	Parking:	

Bank Removed Home from Market. Bank Owned Property. New Flooring and Paint. Cul-De-Sac Home. No One Behind. Good Curb Appeal. Attractive Neighboring Homes. Laminate Hardwood Flooring, Tile and Carpet. Three Bedrooms Plus a Den or Office. Pool, Spa and Firepit. Original Asking Price was \$609,900 and has Been Reduced. Pool Surfacing was Recently Acid Washed. Member of the Sun and Sail Club.



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*Bank owned

Address: 22171 Crane
Pending Sale 2/13/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$578,900	Sqft: 2500	Cooling: Central
Original Price: \$614,900	\$/Sqft: \$231.56	
Date Listed: 2/13/2008	Year Built: 1977	
DOM: 49	Parking:	

Lender Owned! Slate Entry Sidewalk Leads to this Gorgeous Home. 4 Bedrooms with One Downstairs and 3 Up. Newer Birch Kitchen Cabinets and Tile Work. Plantation Shutters, 4 Fireplaces! Plush Carpet, Jacuzzi Tub in Master Bath. Private Backyard with Spa and Waterfall. Low Hoa Dues Includes Sun and Sail Club Membership See Conf Remarks for Important Info. Thanks for Showing!



Address: 24122 Angela
Pending Sale 10/24/2007

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5353
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
List Price: \$665,000	Sqft: 2551	Cooling: Central
Original Price: \$752,500	\$/Sqft: \$260.68	
Date Listed: 10/24/2007	Year Built: 1980	
DOM: 134	Parking:	

Beautifully Upgraded Family Home. Fully Remodeled Kitchen with New Cabinets, Ge Monogram Stainless Appliances, Built in 6 Burner Industrial Cooktop, Granite Counters. 18' Travertine Tile and Sculpted Berber Carpet. Formal Living and Dining Rooms. Large Family Room w/ Fireplace. Huge Bonus Room Upstairs with Fireplace and Built-In Entertainment Center. Bedrooms all Good Size. Elegant

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