



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

Saturday, April 26, 2008



[Short sale]

Address: 24855 Lakefield Street
Active 12/3/2007

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1950
Map Code: 891H3	Bathrooms: 1.5	Heating: Forced Air
List Price: \$300,000	Sqft: 1398	Cooling: Central
Original Price: \$350,000	\$/Sqft: \$214.59	
Date Listed: 12/3/2007	Year Built: 1972	
DOM: 143	Parking:	

Perfect for First Time Buyers!



[Short Sale]

Address: 22013 Lakeland Avenue
Active 12/6/2007

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1430
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
List Price: \$304,000	Sqft: 1392	Cooling: Central
Original Price: \$409,000	\$/Sqft: \$218.39	
Date Listed: 12/6/2007	Year Built: 1971	
DOM: 141	Parking:	

Clean Townhouse in Great and Quiet Locaion At End of Cds. Pergo Floors Downstairs, Double Pane Windows Through Out, Designer Paint. Enclosed Patio with Laundry Room. Member of the Sun and Sail Club, Includes Access to the Lake, Tennis Courts, Pool, Spa, Club House, Etc.



[Short sale]

Address: 21981 Lakeland Avenue
Active 2/8/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1890
Map Code: 891H3	Bathrooms: 1	Heating: Forced Air
List Price: \$310,000	Sqft: 1200	Cooling: Central
Original Price: \$310,000	\$/Sqft: \$258.33	
Date Listed: 2/8/2008	Year Built: 1971	
DOM: 68	Parking: 2	

Well Laid Out Single Story Condo. Quiet Nighborhood. Master Bedroom with Two Closets and a Bathroom. 2 Carports Adjacent to Patio. Association Includes Lake Forest Sun and Sail Club Membership.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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

Saturday, April 26, 2008



[Short sale]

Address: 21797 Lake Vista Drive
Active 11/28/2007

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 1364
Map Code: 891G2	Bathrooms: 2.5	Heating: Forced Air
List Price: \$320,000	Sqft: 1672	Cooling: Central
Original Price: \$400,000	\$/Sqft: \$191.39	
Date Listed: 11/28/2007	Year Built: 1972	
DOM: 149	Parking:	



[Short Sale]

Address: 22041 Lakeland Avenue
Active 1/22/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1430
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
List Price: \$320,000	Sqft: 1392	Cooling: No Air Conditioning
Original Price: \$320,000	\$/Sqft: \$229.89	
Date Listed: 1/22/2008	Year Built: 1971	
DOM: 94	Parking:	

3 Bedrooms 1.5 Bath. Townhome in Nice Neighborhood. Carport for 2 Cars Just Behind the House with Access Through the Back Patio.



[Short sale]

Address: 21946 Lakeland Avenue
Active 2/19/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1288
Map Code: 891H3	Bathrooms: 2	Heating: Electric
List Price: \$325,000	Sqft: 1345	Cooling: Other
Original Price: \$399,999	\$/Sqft: \$241.64	
Date Listed: 2/19/2008	Year Built: 1971	
DOM: 65	Parking:	

Highly Upgraded Home with New Laminated Floors Through-Out. Updated Kitchen with New Dishwasher, Tile and Built-In Spice Rack. Double Paned Sliding Doors to Enlarged Porcelain Tile Patio with Solar Mood Lighting for Entertaining. Outdoor Attached Storage Room with Washer Dryer Hook Ups. Plantation Shutters in Kitchen, Entry and Master Bedroom. Ceiling Fan Lights in Dining And

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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

Saturday, April 26, 2008



[Short sale]

Address: 21712 Lake Vista Drive
Active 10/31/2007

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 2.5	Heating: Forced Air
List Price: \$395,000	Sqft: 1452	Cooling: Central
Original Price: \$440,000	\$/Sqft: \$272.04	
Date Listed: 10/31/2007	Year Built: 1977	
DOM: 177	Parking: 2	

Spectacular Lake -Close Residence Tucked in Tranquil Setting in Lake Forest Neighborhood. Sitting in Large Greenbelt. Close to Freeway and Shopping Center. 2-Story Townhome. Spacious Floorplan. Fireplace in Living Room. Recessed Lighting. Wet Bar. Remodelled Kitchen. New Cabinets. Granite Counter. Custom Lighting. Tile Floor. Walking Distnce to Club Amenities. Spa, Tennis, Gym,

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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

Saturday, April 26, 2008



[Short sale] Now in default.

**Address: 21709 Lake Vista Drive
Cancelled 4/7/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
List Price: \$299,000	Sqft: 1490	Cooling: No Air Conditioning
Original Price: \$359,000	\$/Sqft: \$200.67	
Date Listed: 12/6/2007	Year Built: 1972	
DOM: 123	Parking: 2	

Great Opportunity!! Beautiful Lake Forest Home with Three Large Bedrooms Located in a Very Peaceful and Quiet Neighborhood. Enclosed Patio and close Proximity to the Lake will have You Never Wanting to Leave Home. Bring Your Buyers!



**Address: 21772 Lake Vista Drive
Cancelled 2/15/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1860
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
List Price: \$369,900	Sqft: 1235	Cooling: Ceiling Fan(S), Central
Original Price: \$449,000	\$/Sqft: \$299.51	
Date Listed: 8/1/2007	Year Built: 1976	
DOM: 143	Parking:	

This is a Steal! 3 Bedroom Cottage Style, Single Level Home. Very Private with no One Above or Below. Large Enclosed Patio. Formal Living Room, Separate Dining/Family Room. Granite Kitchen Counters, New Carpet, New Paint, Upgraded Baseboards, Recessed Lighting, Closet Organizers, Ceiling Fans all Brs, Faux Wood Blinds. Washer and Dryer Included. Membership in Sun and Sail Club



Private sale recorded 3/13 @ \$375,000

**Address: 24834 Lakefield Street
Cancelled 1/21/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1386
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
List Price: \$399,000	Sqft: 1490	Cooling: Central
Original Price: \$435,000	\$/Sqft: \$267.79	
Date Listed: 10/11/2007	Year Built: 1971	
DOM: 102	Parking:	

3 Bedrooms and 2 Full Baths, Remodeled from top to bottom

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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

Saturday, April 26, 2008



Now bank owned as of 2/22/08

Address: 21791 Lake Vista Drive
Expired 1/31/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1860
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
List Price: \$295,000	Sqft: 1164	Cooling: Ceiling Fan(S)
Original Price: \$377,500	\$/Sqft: \$253.44	
Date Listed: 7/2/2007	Year Built: 1972	
DOM: 213	Parking:	

Fantastic Opportunity!!-One Level End Unit Next to Own Overhead Carport. Welcoming Entry Way with Open Floor Plans to Spacious Living Room and Dining Area. Great Work area and Nice Kitchen. Great Ideas for Fixer-Upper. Wonderful Patio w/ Covered Storage area and Laundry to One Side. Plus 3 Bed and 2 Full Baths. Walking Distance w/ Access to Lake, Club House and Other Hoa Amenities. Low



Address: 21713 Lake Vista Drive
Expired 2/15/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1860
Map Code: 891G2	Bathrooms: 1	Heating: Forced Air
List Price: \$370,000	Sqft: 1167	Cooling: Ceiling Fan(S)
Original Price: \$370,000	\$/Sqft: \$317.05	
Date Listed: 8/14/2007	Year Built: 1972	
DOM: 183	Parking:	

Ideal Oppurtunity for First Time Home Buyers. Interior Custom Paint Throughout, Newer Kitchen Cabinets, Newer Tile an Much More.



Address: 21767 Lake Vista Drive
Expired 3/5/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
List Price: \$459,999	Sqft: 1495	Cooling: Ceiling Fan(S), Central
Original Price: \$459,999	\$/Sqft: \$307.69	
Date Listed: 9/4/2007	Year Built: 1972	
DOM: 181	Parking:	

Spectacular Lake-Close Residence Tucked in Tranquil Setting in Fabulous Lake Forest Neighborhood! Sitting on Large Greenbelt, This Home is the Ideal Combination of Location, Curb Appeal and Design! Light and Spacious Floorplan Enhanced By Neutral Color Scheme, Gorgeous Tile Flooring, Crown and Base Molding, Recessed Lighting and More! Stunning Gourmet Kitchen Boasts Granite-Slab

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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

Saturday, April 26, 2008



[Short sale]

Address: 21789 Lake Vista Drive
Pending Sale 12/6/2007

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1950
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
List Price: \$299,000	Sqft: 1167	Cooling: No Air Conditioning
Original Price: \$400,000	\$/Sqft: \$256.21	
Date Listed: 12/6/2007	Year Built: 1972	
DOM: 122	Parking:	

Beautiful Private Location! Gorgeous Single Story, 3 Bdr End-Unit on the Bluff Overlooking 'Lake Forest Keys'! Sunny and Bright with Neutral Carpet, Mirrored Accent Walls, Tiled Foyer, Track Lighting, Decorator Ceiling Fan Light, Mirrored Wardrobe Doors, Sliding Glass Doors Open to Brick Patio. Stroll to Sun and Sail Club with Pools, Spa, Tennis, Volleyball, Picnic Areas and More! Great



[Bank owned]

Address: 22021 Lakeland Avenue
Pending Sale 4/6/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 1430
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
List Price: \$340,000	Sqft: 1550	Cooling: No Air Conditioning
Original Price: \$369,900	\$/Sqft: \$219.35	
Date Listed: 10/23/2007	Year Built: 1972	
DOM: 142	Parking:	

This Large 4 Bedroom is a Cosmetic Fixer. Replace Some Carpet, Paint Some Walls and You'll have the Perfect Home. You'll Enjoy the Large Private Patio and Membership in the Sun and Sail Club. Don't Miss this Great, Bank Owned Opportunity.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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

Saturday, April 26, 2008



[Bank owned]

Address: 22016 Lakeland Avenue
Sold 3/25/2008

City: Lake Forest (Lf)	Bdrms: 2	Lot Size: 1950
Map Code: 891H3	Bathrooms: 1	Heating: Forced Air
Sale Price: \$250,000	Sqft: 980	Cooling: Central
Original Price: \$299,900	\$/Sqft: \$255.10	
Date Listed: 12/31/2007	Year Built: 1971	
DOM: 33	Parking: 1	

Wonderful Opportunity for a First Time Buyer, Condo Features 2 Bedrooms, 1 Full Bathroom, A Kitchen with a Dining Area, A Spacious Living Room, 1 Covered Carport Spot, An Enclosed Patio area with a Storage Room, Close to Sun and Sail Club



[Bank owned]

Address: 24832 Lakefield Street
Sold 2/27/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1890
Map Code: 891H3	Bathrooms: 2	Heating: Electric, Forced Air
Sale Price: \$280,000	Sqft: 1164	Cooling: Central
Original Price: \$325,000	\$/Sqft: \$240.55	
Date Listed: 1/3/2008	Year Built: 1972	
DOM: 14	Parking:	

Light, Bright and Private End Unit. Beautiful Single Story w/ No One Above or Below. Nice Size Living Room and Enclosed Patio are Perfect for Entertaining. Laundry Room with Lots of Storage off Patio. Two Car Carport Adjacent to Unit. All this Plus Member of the Beautiful Sun and Sail Club with Pools, Tennis, Basketball, Gym and More.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest