



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

Friday, May 23, 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: 171	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: \$307,000	Sqft: 1392	Cooling: Central
Original Price: \$409,000	\$/Sqft: \$220.55	
Date Listed: 12/6/2007	Year Built: 1971	
DOM: 169	Parking:	

Clean 3 Bedrooms Townhouse in Great and Quiet Location At End of Cds. Pergo Floors Downstairs, Double Pane Windows Throughout, Designer Paint. Enclosed Patio with Laundry Room. Direct Access to Parking. Member of the Sun and Sail Club, Includes Access to the Lake, Tennis Courts, Pool, Spa, Club House, Etc.



[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: \$310,000	Sqft: 1672	Cooling: Central
Original Price: \$400,000	\$/Sqft: \$185.41	
Date Listed: 11/28/2007	Year Built: 1972	
DOM: 177	Parking:	

Vicki Lloyd

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes



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

Friday, May 23, 2008



Address: 21808 Lake Vista Drive
Active 5/20/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
List Price: \$324,900	Sqft: 1527	Cooling: No Air Conditioning
Original Price: \$324,900	\$/Sqft: \$212.77	
Date Listed: 5/20/2008	Year Built: 1976	
DOM: 3	Parking:	

Large Floor Plan with Separate Living Room and Family Room. Large Patio Area, Separate Laundry Room, Fronts to Green Belt. Lots of Square Footage for the Money. Close to Lake. Quiet Cul-Da-Sac Location.



[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: 93	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



[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: 205	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

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes



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

Friday, May 23, 2008



Address: 24871 Lakefield Street
Backup Offer 5/16/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 1386
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air, Other Heati
List Price: \$295,000	Sqft: 1608	Cooling: Central
Original Price: \$295,000	\$/Sqft: \$183.46	
Date Listed: 5/16/2008	Year Built: 1972	
DOM: 4	Parking:	

This is a Great 4 Bedroom Single Family for Under \$300K. Don't Wait Call Today. Has Upgraded Flooring a Very Large, Open and Spacious Kitchen. All Bedrooms are Upstairs. Laundry is Located Out on the Patio. Very close to the Lake - You Can Watch the 4th of July Fireworks. Buyer to Verify all Information and Perform Own Inspections on the Property. Sold As is Without Warranties.



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

Friday, May 23, 2008



[Short Sale]

Address: 22041 Lakeland Avenue
Hold Do Not 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: 114	Parking:	

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



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

Friday, May 23, 2008



Address: 21791 Lake Vista Drive
Pending Sale 5/7/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1860
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
List Price: \$279,000	Sqft: 1164	Cooling: Central
Original Price: \$279,000	\$/Sqft: \$239.69	
Date Listed: 5/7/2008	Year Built: 1972	
DOM: 9	Parking:	

It's Still a Bit Messy, But the Bank Wants this Unit Sold and is Willing to Pay Up to \$7,620 of Your Buyer's Closing Costs. Bring Your Clients Who are Looking for a Cosmetic Fixer At a Discount. Single-Level Living with no One Above or Below You in this Three-Bedroom End Unit with Spacious Private Patio. Laundry Hookups in the Storage Closet on the Patio. Conveniently



[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: \$309,000	Sqft: 1550	Cooling: No Air Conditioning
Original Price: \$369,900	\$/Sqft: \$199.35	
Date Listed: 10/23/2007	Year Built: 1972	
DOM: 149	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

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes



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

Friday, May 23, 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

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes