



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

Thursday, May 15, 2008



*\*Short sale*

**Address: 22535 Killy Street**  
**Active 12/18/2007**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
List Price: \$419,900	Sqft: 1400	Cooling: Central
Original Price: \$498,000	\$/Sqft: \$299.93	
Date Listed: 12/18/2007	Year Built: 1972	
DOM: 126	Parking:	

Priced Way Below Market for Quick Sale! Lite and Brite Single Story Home. Open Floor Plan, Vaulted Ceilings, Large Kitchen, New Tile Flooring and Upgraded Master Bath with Designer Touch Decor in Shower. Home Features Additional Sun Room off the Kitchen and Garage is Extra Deep w/Direct Access. Large Covered Patio in Back Perfect for Entertaining. Property Backs Up to El Toro High Track



*\*Short sale - per agent price has been approved by lender.*

**Address: 22685 Dunkenfield Circle**  
**Active 2/9/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
List Price: \$450,000	Sqft: 1404	Cooling: Central
Original Price: \$499,000	\$/Sqft: \$320.51	
Date Listed: 2/9/2008	Year Built: 1972	
DOM: 96	Parking:	

Great 4 Bedroom 2 Bathroom House Located in Lake Forest. Very Well Maintained with Good Sized Backyard. Home is Located on a Cul-De-Sac.

**Vicki Lloyd**

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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Address: 22501 Killy Street  
Cancelled 1/9/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 4500
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
List Price: \$498,000	Sqft: 1248	Cooling: No Air Conditioning
Original Price: \$550,000	\$/Sqft: \$399.04	
Date Listed: 10/14/2007	Year Built: 1972	
DOM: 85	Parking:	

*\*Bank foreclosed on 1/16/2008. Will probably come back on market soon.*

Spacious 3 Bedroom Home in Lake Forest. This Home is in a Great Neighborhood. Close to Schools, Shopping and Park. Member of Sun and Sail Club.

**Vicki Lloyd**

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*Bank owned REO*

**Address: 25575 Blossom Park Street  
Hold Do Not 5/14/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5400
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
List Price: \$399,900	Sqft: 1249	Cooling: Central
Original Price: \$399,900	\$/Sqft: \$320.18	
Date Listed: 5/14/2008	Year Built: 1972	
DOM:	Parking:	

Single Story Home in Lake Forest. This Home Features 3 Bedrooms, 2 Bathrooms, A Living Room with a Fireplace, Granite Counter Tops, And Wood Flooring. Home is Located in a Peaceful Neighborhood that is close to Schools, Parks, And Transportation.



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Thursday, May 15, 2008



Address: 22542 Killy Street  
Pending Sale 4/6/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 6321
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
List Price: \$499,000	Sqft: 1488	Cooling: Central
Original Price: \$675,876	\$/Sqft: \$335.35	
Date Listed: 8/14/2007	Year Built: 1972	
DOM: 258	Parking:	

*\*Short sale - has been in escrow waiting for bank approval since 1/22/08.*

Short Sale Approved. Just Bring Me an Offer. Upgraded Home on Tree Lined Street. This Neighborhood Shows Extreme Pride of Ownership. Big Open Floor Plan with Vaulted Ceilings. Seller has Put Over \$150,000 in Upgrades. Improvements Include, Vinyl Dual Paned Windows, Custom Tile Floor, Tile Roof, Doors, Granite Kitchen and Appliances, Bathroom Custom Tile and Vanities, Spa Tub and Vanity In

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Thursday, May 15, 2008



Address: 22646 Claude Circle  
Sold 1/12/2008

City: Lake Forest (Lf)	Bdrms: 2	Lot Size: 5060
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
Sale Price: \$450,000	Sqft: 1000	Cooling: Central
Original Price: \$574,900	\$/Sqft: \$450.00	
Date Listed: 7/3/2007	Year Built: 1972	
DOM: 149	Parking:	

Why Live in a Condo When You Can Own this Beautiful 2 Bd, 2 Ba, Single Story Beauty. Great Interior Cul-De-Sac Location. High Ceilings, Lots of Light, Pride of Ownership, Close to Good Schools. Wonderful Curb Appeal and a Park At the End of the Street. Living in this Home You will be Part of the Lake Forest Sun and Sail Club with Pool and Spa, Boating and Tennis + Activities for All!

**Vicki Lloyd**

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