



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

Thursday, May 15, 2008



**Short sale*

Address: 22236 Lantern Lane
Active 1/8/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5912
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$600,000	Sqft: 2420	Cooling: Ceiling Fan(S), Central
Original Price: \$500,000	\$/Sqft: \$247.93	
Date Listed: 1/8/2008	Year Built: 1976	
DOM: 128	Parking:	

Quite Possibly the Best Deal in Oc!! Gorgeous Home in Great Neighborhood Featuring Outstanding Luxury Upgrades. Large, Well Landscaped Back Yard. Gourmet Kitchen. Membership to 'sun and Sail' Club. Act Now!



Bank owned REO

Address: 22256 Chestnut Lane
Active 4/30/2008

City: Lake Forest (Lf)	Bdrms: 6	Lot Size: 5565
Map Code: 891J3	Bathrooms: 4	Heating: Forced Air
List Price: \$620,000	Sqft: 2851	Cooling: Central
Original Price: \$620,000	\$/Sqft: \$217.47	
Date Listed: 4/30/2008	Year Built: 1975	
DOM: 15	Parking:	

Bank Owned! Large Home with 3 Fireplaces! One Fireplace in Master Suite with Large Retreat! This Home Currently has 6 Bedrooms or Can be Returned to 4Br with Large Bonus Room Above 3-Car Garage. Outstanding Neighborhood! Newer Carpet, Scrapped Ceilings, Newer Garage Door and Opener, Separate Formal Living Room, Separate Formal Dining Room. Large Kitchen and Living Room. Cutstone Fence.



**Short sale*

Address: 25715 Nugget
Active 3/7/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5225
Map Code: 891J3	Bathrooms: 2	Heating: Forced Air
List Price: \$650,000	Sqft: 1499	Cooling: Central
Original Price: \$650,000	\$/Sqft: \$433.62	
Date Listed: 3/7/2008	Year Built: 1975	
DOM: 63	Parking:	

4 Bedroom, 2 Bath Home Located in the Ranchwood area of Lake Forest. 2 Car Direct Access Garage. Low Association and no Mello Roos.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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

Thursday, May 15, 2008



**Now a short sale*

Address: 25426 Sawmill Lane
Active 10/3/2007

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 8260
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$600,000-\$650,000	Sqft: 2347	Cooling: Central
Original Price: \$750,000	\$/Sqft: \$276.95	
Date Listed: 10/3/2007	Year Built: 1976	
DOM: 223	Parking:	

' R E D U C E D ' X'Int Location * 2 Fabulous Assoc Sun and Sail Club * 4 Br (Or 3 + Den) 3 Car Garage Large Lot * Very Desirable Floor Plan * Cathedral Ceiling * Large Lot * Double Door Entry * View of Trees, City Light * No Mallo Roose Tax \$ Priced to Sale * Must See.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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

Thursday, May 15, 2008



*Short sale

**Address: 22442 Silver Spur
Pending Sale 2/27/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5697
Map Code: 891J3	Bathrooms: 2	Heating: Central
List Price: \$449,000	Sqft: 1400	Cooling: No Air Conditioning
Original Price: \$449,000	\$/Sqft: \$320.71	
Date Listed: 2/27/2008	Year Built: 1974	
DOM: 72	Parking:	

This Huge Four Bedroom Two Bath. Is Ready to Move In. Dining Room was Converted in to a 5th. Bedroom. Huge Kitchen. Close to Schools. Your Client will Love this Property.



**Address: 25735 Nugget
Pending Sale 3/25/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 8625
Map Code: 891J3	Bathrooms: 2	Heating: Central
List Price: \$570,000	Sqft: 1663	Cooling: Central
Original Price: \$570,000	\$/Sqft: \$342.75	
Date Listed: 3/25/2008	Year Built: 1975	
DOM: 16	Parking:	

* It is Priced to Sell*. Beautiful Home in Great Neighborhood. Completely Remodeled Kitchen and Bathrooms Complete with Granite Countertops. Master Bedroom has a Retreat that Can be Used As Nursery or Office. Large Lot with Backyard Pool and Spa. This Home has Too Many Upgrades to List. It is a Must See and Show!!

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest



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

Thursday, May 15, 2008



Bank owned REO

**Address: 22405 Goldrush
Sold 3/31/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5885
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$580,000	Sqft: 2350	Cooling: Attic Fan, Central
Original Price: \$579,900	\$/Sqft: \$246.81	
Date Listed: 2/14/2008	Year Built: 1977	
DOM: 15	Parking:	

Located on Inside Corner Lot. Pool Home. Newer Than Original Tile Roof, Roll-Up Garage Door and Block Wall Fencing. Vaulted Ceilings, 2 Fireplaces, Added Family Room. Tile Floors, 2 Tone Paint and 6 Panel Doors. Mirror Wardrobe Doors. Whole House Fan. Low Tax Rate. Walk to High School, Elem School and Shopping Center. Close Proximity to all Amenities.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest