



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

Wednesday, August 6, 2008



Address: 25402 Shawnee Drive
Active 5/30/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 6076
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$598,000	Sqft: 2002	Cooling: Central
Original Price: \$629,900	\$/Sqft: \$298.70	
Date Listed: 5/30/2008	Year Built: 1976	
DOM: 68	Parking:	

You will Love this Beautiful Home Located in the Desirable Meadow Homes Neighborhood with Membership in the Fabulous Sun and Sail Club. Very Popular Floorplan Which is Bright and Open. Features Include 3 Bedrooms, 2 1/2 Baths, Approximately 2000 Sqft of Living Space, And a Private Backyard with Party-Size Spa and Romantic Firepit. Great Community Recreational Amenities Nearby Which



Address: 25493 Shawnee Drive
Active 10/19/2007

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6600
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$659,000	Sqft: 2581	Cooling: Other
Original Price: \$749,000	\$/Sqft: \$255.33	
Date Listed: 10/19/2007	Year Built: 1975	
DOM: 250	Parking:	

This backs up to Trabuco Road.

Pride of Ownership. The 5th Bedroom is Used As a Bonus Rm, Or Family Rm. Newer Dual Paine Windows. Newer Roof, Newer Waterheater. Designer Paint. Pool with Spa. Manicured Yard, Easy Upkeep. A Bright and Cheery Home with Lots of Upgrades. Enjoy the Sun and Sail Clubhouse . This Home has 2. 5 Baths but Could be Made Into 3 Baths. Open Outlook. The Pool has Been Resurfaced Within



Address: 21882 Sioux Drive
Active 7/16/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 7821
Map Code: 891J2	Bathrooms: 3	Heating: Forced Air
List Price: \$699,000	Sqft: 1789	Cooling: Central
Original Price: \$750,000	\$/Sqft: \$390.72	
Date Listed: 7/16/2008	Year Built: 1975	
DOM: 22	Parking:	

This is "appointment only" with restricted hours. Prior listing was cancelled after 4 months.

Lovely, Private, Corner Lot with Loads of Curb Appeal! This is a Equity Owner Who is Looking to Move Soon. Single Level Nestled in Safe and Quiet Family Neighborhood on Vip Corner Lot. Light and Open Floorplan Enhanced with Vaulted Ceilings, Marble Flooring, Crown Moulding, New Paint and a Gourmet Kitchen Complete with Cezarstone Countertops, New Cabinets and Appliances. Large Master

Vicki Lloyd

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest II Homes



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

Wednesday, August 6, 2008



Address: 22091 Apache Drive
Cancelled 6/18/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5394
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$595,000	Sqft: 1977	Cooling: Central
Original Price: \$630,000	\$/Sqft: \$300.96	
Date Listed: 10/17/2007	Year Built: 1975	
DOM: 245	Parking:	

Over priced for 245 days, then relisted at \$530,000 and sold immediately! (This was also "appointment only" and not easy to show.)

Lovely Floorplan, Large Living Room and Fireplace, 3 Bedrooms and 2.5 Baths. Walk to Several Schools, Park Across the Street. 5 Yr Old Roof. Simple Yard with Low Maintenance.

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Wednesday, August 6, 2008



Address: 22161 Apache Drive
Expired 2/16/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 6825
Map Code: 891J3	Bathrooms: 2	Heating: Baseboard
List Price: \$449,900-\$499,900	Sqft: 1661	Cooling: Central
Original Price: \$590,000	\$/Sqft: \$300.96	
Date Listed: 9/5/2007	Year Built: 1975	
DOM: 159	Parking:	

*Short sale. Appointment only. No lockbox.
Now re-listed with different agent.*

Great Single Story Home close to Schools and Park. Nice Size Yard for Entertaining.



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Wednesday, August 6, 2008



Address: 22161 Apache Drive
Hold Do Not 7/25/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 6825
Map Code: 891J3	Bathrooms: 2	Heating: Forced Air
List Price: \$465,000	Sqft: 1661	Cooling: Central
Original Price: \$465,000	\$/Sqft: \$279.95	
Date Listed: 7/25/2008	Year Built: 1975	
DOM: 2	Parking:	

Short sale now on "Hold."

Rare Single Story Deal! This 3 Bed 2 Bath Lake Forest Home Features 1661 Square Feet of Living Space. Enter Into a Spacious Living Room with Bright Windows and Wood Burning Fireplace. There is an Eat-In Kitchen with Direct Access to a Covered Patio and Green Yard. Close to Schools and Shopping. Short Sale Approved, Can close Escrow in Under 30 Days if Your Willing!!



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

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Short sale

**Address: 22091 Comanche Road
Sold 4/10/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 6992
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$475,000	Sqft: 1775	Cooling: Central
Original Price: \$545,000	\$/Sqft: \$267.61	
Date Listed: 1/19/2008	Year Built: 1975	
DOM: 60	Parking:	

Single Level Home with 3 Car Garage. Very Private Interior Corner Lot. Spacious Entryway with Tile Floor Throughout. Large Floor Plan with Open Beam Ceilings in Living Room, Perfect for Entertaining Guests. Well Laid-Out Kitchen for Your Enjoyment. Convenient Indoor Laundry Area. No Mello Roos. Direct Garage Access.



Just relisted after prior listing expired. Sold quickly when priced right and available to show!

**Address: 22091 Apache Drive
Sold 7/18/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5394
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$515,000	Sqft: 1977	Cooling: Central
Original Price: \$530,000	\$/Sqft: \$260.50	
Date Listed: 6/20/2008	Year Built: 1975	
DOM: 17	Parking:	

Single-Story Home, Most Popular Floor Plan, 3 Bedroom + 1 Den, Could be Easily Converted to 4th Bedroom, In Walking Distance to Schools, Roof is Only 5 Years Old. Beautiful Front Yard -- A Rose Garden.

Vicki Lloyd

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