



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

Saturday, January 31, 2009



Bank owned - Greenbelt. Prior owner paid \$650,000 in March, 2006.

Pending 07/31/08

**Address: 24111 Jeronimo Lane
Sold 9/11/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3480
Map Code: 891F2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$426,000	Sqft: 1388	Cooling: Central
Original Price: \$498,900	\$/Sqft: \$306.92	
Date Listed: 5/18/2008	Year Built: 1975	
DOM: 74	Parking:	

Single Story Home in Lake Forest. This Home Features 3 Bedrooms, 1.75 Bathrooms, A Living Room with a Fireplace, Inside Laundry, And a View of the Surrounding Green Belt. Several Upgrades Throughout; Including the Flooring and Counter Tops. Come and See this Lovely Home Before it is Too Late.



Bank owned. Greenbelt. Prior sale was \$595,000 in March 2005.

Pending since 8/21/08

**Address: 24141 Jeronimo Lane
Sold 9/19/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3510
Map Code: 891F2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$435,000	Sqft: 1412	Cooling: No Air Conditioning
Original Price: \$442,900	\$/Sqft: \$308.07	
Date Listed: 7/19/2008	Year Built: 1976	
DOM: 33	Parking:	

Single Story Home in Lake Forest. This Home Features 3 Bedrooms, 2 Bathrooms, Inside Laundry, A Living Room with a Fireplace, And a 2 Car Garage with Direct Access. Home has a Great Location Right Next to a Green Belt with a Lake. Come and See this Great Opportunity.



Bank owned. Prior owner paid \$594,000 in December 2005.

Pending since 8/08/08

**Address: 24205 Ontario Lane
Sold 9/5/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 4400
Map Code: 891F2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$440,000	Sqft: 1398	Cooling: Central
Original Price: \$545,000	\$/Sqft: \$314.74	
Date Listed: 5/6/2008	Year Built: 1975	
DOM: 94	Parking:	

Located on a Corner Lot with Short Walk to Lake! Family Room with Vaulted Ceilings and Fireplace. Upgraded Kitchen with Wood Floors, Granite Counters, Replaced Cabinets and Stainless Appliances. 6 Panel Doors, Upgraded Light Fixtures and Mirror Wardrobes Doors. Bathrooms with Tile Floors, Replaced Cabinets and Granite Counters. One Private Interior Patio and One Patio that Backs To

Vicki Lloyd

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Specializing in Lake Forest Homes



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Greenbelt Short Sale

Address: 24121 Jeronimo Lane
Sold 6/30/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3450
Map Code: 891F2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$474,300	Sqft: 1347	Cooling: Ceiling Fan(S), Central
Original Price: \$569,000	\$/Sqft: \$352.12	
Date Listed: 2/13/2008	Year Built: 1975	
DOM: 118	Parking:	

Stunning Updated Single Story Home Located in the Fun Sun and Sail Club. Tastefully Remodeled Kitchen with Maple Cabinets and Granite Counters. Open and Airy Floor Plan with Sunny Spacious Rooms. Sliding Glass Doors in Living Room Open Up to Patio, Great for Entertaining. Lush Green Belt Perfect for Relaxing. Many Activities Available, 4 Pools, Tennis, Volleyball and More.



Greenbelt

Address: 21956 Erie Lane
Sold 7/28/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5160
Map Code: 891G3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$485,000	Sqft: 1521	Cooling: Central
Original Price: \$629,900	\$/Sqft: \$318.87	
Date Listed: 4/14/2008	Year Built: 1977	
DOM: 71	Parking:	

Fabulous One Story Home with Beautiful Lake, Mountain and Greenbelt View. Brand New Carpet, Tile, And Paint Throughout. Vaulted Ceilings. Two Lovely Atriums. Membership to the Sun and Sail Club. This is the Best Lake Buy!



Greenbelt w/great view

Address: 21656 Bake Lane
Sold 3/26/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3300
Map Code: 891F2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$569,000	Sqft: 1351	Cooling: No Air Conditioning
Original Price: \$634,900	\$/Sqft: \$421.17	
Date Listed: 8/6/2007	Year Built: 1976	
DOM: 190	Parking:	

Lake View! Lake View! Lake View! Elegant Living Enjoying Fabulous Park and Lake Views. Freestanding w/ Side Greenbelt Allows Exceptional Airiness and Light. Numerous Upgrades. Beautiful New Kit. Cabinetry, Granite Contr Tops, New Stove/Microwave, Recessed Lighting, New 18'tile Flooring. Smooth Ceilings. Newly Painted Throughout for the Discerning Buyer. Membership in Outstanding

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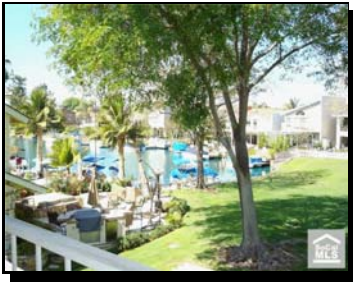
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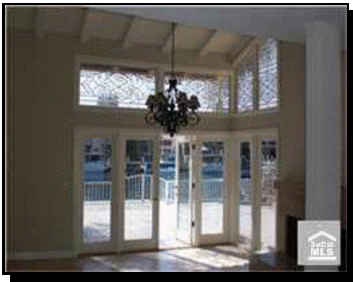


*Greenbelt *Short Sale*

Address: 21927 Yellowstone Lane
Sold 7/22/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3600
Map Code: 891G3	Bathrooms: 3	Heating: Central
Sale Price: \$638,000	Sqft: 1910	Cooling: Central
Original Price: \$699,000	\$/Sqft: \$334.03	
Date Listed: 3/19/2008	Year Built: 1987	
DOM: 21	Parking:	

Enjoy Beautiful Lake and Greenbelt Views from this Spectacular Home! Spacious Living/Eating area Downstairs, Cozy Fireplace in Dining and Family Room Area, Cathedral Vaulted Ceilings in Master Suite, Newer Paint, Carpet and Baseboards, Large Open Patio in Back that Opens to Greenbelt and Just Steps from the Lake! Great for Entertaining! Short Walk to the Sun and Sail Club, Plenty Of



Bank owned

Address: 21972 Cayuga
Sold 11/24/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3600
Map Code: 891G3	Bathrooms: 3	Heating: Central
Sale Price: \$724,900	Sqft: 2194	Cooling: Central
Original Price: \$724,900	\$/Sqft: \$330.40	
Date Listed: 10/26/2008	Year Built: 1972	
DOM: 12	Parking:	

Beautiful Lake Front Home with a Dock, Travertine Flooring Thru-Out, Nice Open Floor Plan, Spacious Bedrooms.



Waterfront - Short Sale

Address: 21842 Ticonderoga Lane
Sold 8/29/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3600
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$725,000	Sqft: 2363	Cooling: Central
Original Price: \$875,000	\$/Sqft: \$306.81	
Date Listed: 5/21/2008	Year Built: 1975	
DOM: 82	Parking:	

Fanastic Waterrfront Home w/Private Dock for Boat! 18 Inch Tavertine Tile Throughout, Marble in Baths, Three Fireplaces [two are in Venetian Plaster], Custom Iron Bannister, Soaring Cathedral Ceilings, Extended Granite Counters, Large Bedroom/Office with Full Bath on Lower Level, Upstairs has Two Master Suites with Full Baths, Lakeside Bedroom has a Sitting area with Fireplace and Large

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Waterfront

Pending 8/28/08

**Address: 24291 Ontario Lane
Sold 10/8/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3750
Map Code: 891F2	Bathrooms: 2	Heating: Central, Forced Air, Nat
Sale Price: \$740,000	Sqft: 1396	Cooling: Central, Electric
Original Price: \$755,000	\$/Sqft: \$530.09	
Date Listed: 6/4/2008	Year Built: 1976	
DOM: 77	Parking:	

Single Level Lake Front Home Location Selected By the Original and Only Owner for the Sensational Views and Peaceful Setting. This Rare South County Home is in a Premium Location on the Main Channel in the Keys on Lake li. It is a Charming Home in Wonderful Condition; Warm and Inviting with a Classic Floor Plan Featuring a Living Room with Vaulted Ceiling, Fireplace, Formal Dining,



Waterfront

**Address: 21645 Superior Lane
Sold 8/12/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3900
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$742,000	Sqft: 1356	Cooling: Central
Original Price: \$799,999	\$/Sqft: \$547.20	
Date Listed: 4/6/2008	Year Built: 1975	
DOM: 116	Parking:	

Beautiful One Story Waterfront Home with Private Dock. Spectacular Views and Membership to the Sun and Sail Club. Upgraded Gourmet Kitchen and Baths. Granite Countertops and Stainless Appliances. Fabulous Outdoor Patio and Dock with Built in Bbq. Close to Private Tennis Court and Gazebo.



Waterfront

**Address: 21856 Huron Lane
Sold 2/19/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3600
Map Code: 891G2	Bathrooms: 2.5	Heating: Natural Gas
Sale Price: \$778,000	Sqft: 2200	Cooling: Central
Original Price: \$995,000	\$/Sqft: \$353.64	
Date Listed: 7/20/2007	Year Built: 1977	
DOM: 152	Parking:	

Lake Forest Keys Waterfront Home. Fantastic View of Main Channel and the Saddleback Mountains. Wide Open Bright and Airy Floor Plan, Large Master Suite with Fireplace and Balcony Overlooking Lake and Private Dock with 16' Duffy Boat Included. Living Room Includes Fireplace with Tile Surround, Tile Flooring Throughout Lower Level, Dual Pane Windows and Doors in Living Room and Master

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*Waterfront. *Was a short sale.*

Address: 21754 Tahoe Lane
Sold 2/13/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3600
Map Code: 891G2	Bathrooms: 2.5	Heating: Forced Air
Sale Price: \$780,000	Sqft: 2400	Cooling: Central
Original Price: \$959,000	\$/Sqft: \$325.00	
Date Listed: 8/17/2007	Year Built: 1976	
DOM: 137	Parking:	

Price Reduced! Best Deal on the Lake! Spectacular Lakefront Home Featuring a Host of Dazzling Upgrades + Unobstructed Panoramic Water Views and Private Dock! Light and Airy Floorplan Enhanced By Gorgeous Flooring, Custom Paint and Recessed Lighting. Pre-Wired for Tv and Entertainment Sytem. Expansive Lr w/ Large Fireplace, Game Area, And Slider Access to Lakefront Patio. Stunning Gourmet Kitchen



Waterfront

Address: 22017 Arrowhead Lane
Sold 4/18/2008

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 3600
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$817,000	Sqft: 2527	Cooling: Central
Original Price: \$943,900	\$/Sqft: \$323.31	
Date Listed: 11/27/2007	Year Built: 1972	
DOM: 115	Parking:	

Spectacular Main Channel Location. 5 Bedrooms, Or 4 Plus Den/Office. Private Dock, Member of the Sun and Sail Club. New Kitchen, Featuring Warm Rich Cabinets, Granite Counters, Stainless Steel Bosch Appliances. Soaring Cathedral Ceilings, New Flooring Thru Out. Large Waterfront Patio, And Large Brick Courtyard with Fountain At Entry. Don't Miss this Opportunity for Private Resort



Waterfront

Address: 21946 Yellowstone Lane
Sold 2/13/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3750
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air, Natural Gas
Sale Price: \$847,000	Sqft: 2184	Cooling: Central
Original Price: \$997,000	\$/Sqft: \$387.82	
Date Listed: 8/28/2007	Year Built: 1972	
DOM: 127	Parking:	

Distinguished Lake Front Home w/Impeccable Style and Charm to Please Most Discriminating Homeowner. Completely Remodeled and Upgraded. Main Floor Bedrm, Beautiful Kitchen w/Granite Counter, Stainless Premium Appliances, Custom Cabinetry, 3 Fireplaces w/Marble Surround, Hand Rubbed and Distressed Maple Flr, Designer Carpet, Dual Pane Window and Doors, Designer Upgrades Thru-Out. Impressive

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Waterfront

Address: 24505 Jeronimo Lane
Sold 2/28/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3480
Map Code: 891G3	Bathrooms: 2.5	Heating: Forced Air, Natural Gas
Sale Price: \$880,000	Sqft: 2780	Cooling: Central
Original Price: \$965,000	\$/Sqft: \$316.55	
Date Listed: 11/6/2007	Year Built: 1973	
DOM: 55	Parking:	

Custom Waterfront Home in Private Lake Forest Keys Community. Uniquely Located At End of Cul-De-Sac w/Water on Two Sides and Magnificent View of Lake, Fountains, Greenbelt and Mountains. Spacious 2,780 Sqft Design Includes Lrg Game Rm, Family Rm, Formal Dining area and Remodeled Kitchen w/Granite Counters and Tile Floors. Remodeled Master Bath Features Spa Tub. Dual Pane Vinyl Door and



Waterfront

Address: 24462 Toledo Lane
Sold 10/6/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3660
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$900,000	Sqft: 2448	Cooling: Central
Original Price: \$1,285,000	\$/Sqft: \$367.65	
Date Listed: 2/13/2008	Year Built: 1974	
DOM: 215	Parking:	

Fabulous Waterfront Home with Private Dock and Boat. Elegant Home with \$200,000 in Recent Upgrades. Designer Glass Double Doors, 4 Bdrms, 3 Baths, Den/Office and Family Room. Livingroom with Unobstructed View of Lake, Fireplace with Marble Hearth. Crown Molding. Dining Room with Unique Wallcovering. Gourmet Kitchen with Granite Counters and Backsplashes, Cherry Cabinetry,



Waterfront

Address: 22011 Arrowhead Lane
Sold 6/23/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3600
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air, Natural Gas
Sale Price: \$975,000	Sqft: 2800	Cooling: Central
Original Price: \$1,550,000	\$/Sqft: \$348.21	
Date Listed: 8/24/2007	Year Built: 1972	
DOM: 245	Parking:	

Elegant Lakefront Home Ideally Located on Main Channel with View of Saddleback Mtn. Completely Remodeled in 2004, Exquisite Home was Designed to Embrace the Lifestyle of Lake Forest Keys Living! Includes Private Dock and Duffy Boat. Features Large Living Room with Wide Open View Thru Custom Fleetwood Three-Door Sliders, 18' Italian Marble Flr, Crystal Chandeliers, Beautifully Designed

Vicki Lloyd

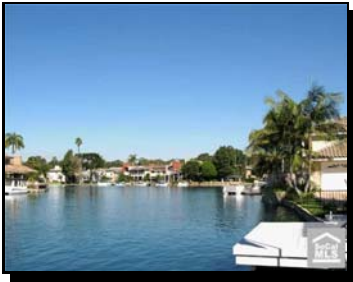
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Waterfront

Address: 21965 Cayuga Lane
Sold 10/24/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3600
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$1,075,000	Sqft: 2400	Cooling: Central
Original Price: \$1,289,000	\$/Sqft: \$447.92	
Date Listed: 11/13/2007	Year Built: 1976	
DOM: 315	Parking:	

Spectacular Waterfront Home in Exclusive Lake Forest Keys Development. Home's Open Flr Plan has Breathtaking Wtr and Mt Views from Almost Every Rm. Crown Molding Thruout. Gourmet Kit w/Granite Cntrtops, Wine Chiller. Mstr Rtrt W Blt in Cabinetry, Frplc, Walk in Closet and Rmdled Mstr Bth w/Spa Tub. Pella Windows and Sliding Drs w/Blnds Btwnglass. Priv Balcny off Mstr Ste w/Panoramic Views Of



This is a "point home"

Address: 21902 Erie Lane
Sold 3/22/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6960
Map Code: 891G2	Bathrooms: 3.5	Heating: Forced Air
Sale Price: \$1,350,000	Sqft: 4300	Cooling: Ceiling Fan(S), Central
Original Price: \$1,975,000	\$/Sqft: \$313.95	
Date Listed: 9/1/2007	Year Built: 1982	
DOM: 166	Parking:	

Millionaires Dream Home At a Value! Best Location! The Ultimate Lake-Front Home. Very Rare Corner Lot on its Own Point! Beautifully Decorated with Upscale Furnishings You Can Purchase. Now At an Incredible Price! Well Below Original Asking. One-Of-A-Kind Beauty! Over 175 Feet of Lake Frontage Makes You Feel like Your on a Private Island. Private Boat Dock Too!



Pending date of 8/28/08

Address: 21951 Cayuga Lane
Sold 9/10/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3600
Map Code: 891G3	Bathrooms: 4	Heating: Forced Air
Sale Price: \$1,387,400	Sqft: 2860	Cooling: Central
Original Price: \$1,450,000	\$/Sqft: \$485.10	
Date Listed: 3/25/2008	Year Built: 2005	
DOM: 156	Parking:	

This Newer Custom Home Sits on the Widest Part of the Main Channel w/A Full View of the Entire Lake and Saddleback Mountains! Watch the Fireworks from Your Private Dock or Relax in Your Oversized Spa Overlooking the Lake. No Cost was Spared in Building this Dream Home w/3 Mstr Suites a Great Room and Oversized Bonus Room w/Kitchenette and Lrg Balcony. Granite Countertops Stainless

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