



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

Saturday, January 31, 2009



Corporate relocation

Address: 21985 Annette
Sold 12/11/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 4784
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$524,500	Sqft: 2551	Cooling: Central
Original Price: \$5,750,009	\$/Sqft: \$205.61	
Date Listed: 10/17/2008	Year Built: 1978	
DOM: 32	Parking:	

Corporate Relocation Home. 4 Bedrooms Plus Den/Bonus Room. New Paint and Carpet. Family Room with Updated Fireplace. Sunroom off Family Room. Easy Access to Freeway.



**Bank owned. Really rough, but bank is doing some repairs.*

Address: 24125 Cindy Lane
Sold 11/20/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6240
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$525,000	Sqft: 2314	Cooling: Central
Original Price: \$519,000	\$/Sqft: \$226.88	
Date Listed: 4/14/2008	Year Built: 1978	
DOM: 64	Parking:	

Single Family Home in Lake Forest. This Home Features 4 Bedrooms, 3 Bathrooms, A Formal Dining Room, A Spacious Family Room with a Fireplace and Built in Cabinets, Inside Laundry Room, And a 2 Car Garage. Great Location At the End of a Cul-De-Sac.



Bank owned

Address: 24311 Peacock Street
Sold 12/22/2008

City: Lake Forest (Lf)	Bdrms: 9	Lot Size: 7200
Map Code: 891G3	Bathrooms: 4	Heating: Forced Air
Sale Price: \$534,000	Sqft: 3250	Cooling: Central
Original Price: \$559,500	\$/Sqft: \$164.31	
Date Listed: 10/13/2008	Year Built: 1977	
DOM: 24	Parking:	

This 2 Story Home in Lake Forest Features 9 Bedrooms and 4 Baths, A Large Backyard, Upgrades, And a Bright Floorplan. Lots of Space for a Big Family.

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest Homes



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Bank-owned

**Address: 22146 Pheasant Street
Sold 11/21/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 4900
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$535,000	Sqft: 2520	Cooling: Central
Original Price: \$629,900	\$/Sqft: \$212.30	
Date Listed: 7/22/2008	Year Built: 1978	
DOM: 63	Parking:	

Beautiful Lake Forest Cul-De-Sac Home. Light and Bright Layout with One Bedroom/Office Downstairs and 3 Upstairs. 3 Fireplaces in 4 Rooms with Sunken Pit in Living Room. Lake Forest Sun and Sail Club has Lake, Pool, Spa, Gym, And Tennis for Low Monthly Dues. No Mellow Roos. Come Get this One Fast, It Won't Last!



Traditional sale

**Address: 22115 Pheasant Street
Sold 11/8/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5890
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$563,000	Sqft: 2448	Cooling: Central
Original Price: \$599,000	\$/Sqft: \$229.98	
Date Listed: 10/1/2008	Year Built: 1977	
DOM: 8	Parking:	

Upgraded Lake Forest Home. Newer Roof, Windows Thruout and Kitchen Appliances. Granite Counters in Kitchen. Fourth Bedroom has Been Removed to Make a Super Family Room, It Can be Converted Back Very Easily. Double Sided Fireplace Between Living Room and Dining Room. Fireplace in Fam Room and Master Bdr. Bbq on Patio Included.



Bank owned.

**Address: 22108 Pheasant Street
Sold 6/27/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6270
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$575,000	Sqft: 2500	Cooling: Central
Original Price: \$574,900	\$/Sqft: \$230.00	
Date Listed: 4/30/2008	Year Built: 1978	
DOM: 8	Parking:	

4 Bedroom Home, With 2 Downstairs Bedrooms, Plus a Loft area Overlooking the Livingroom. Formal Dining Room. Vaulted Living Room Ceilings. Livingroom and Family Room, Both with Fireplaces. Tiled Kitchen Counters. Skylights in Living Room and Upstairs Bathroom Add Extra Natural Light. Hoa Pool Spa and Tennis for Very Reasonable Monthly Fee.

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Bank owned

Address: 22171 Crane
Sold 5/7/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$587,900	Sqft: 2500	Cooling: Central
Original Price: \$614,900	\$/Sqft: \$235.16	
Date Listed: 2/13/2008	Year Built: 1977	
DOM: 54	Parking:	

Lender Owned! Slate Entry Sidewalk Leads to this Gorgeous Home. 4 Bedrooms with One Downstairs and 3 Up. Newer Birch Kitchen Cabinets and Tile Work. Plantation Shutters, 4 Fireplaces! Plush Carpet, Jacuzzi Tub in Master Bath. Private Backyard with Spa and Waterfall. Low Hoa Dues Includes Sun and Sail Club Membership See Conf Remarks for Important Info. Thanks for Showing!



Bank owned. Foreclosure - big house, kitchen upgraded, windows all replaced, good condition, minor repairs needed. Very good value today. Will probably sell with multiple offers.

Address: 21991 Hoi Circle
Sold 9/26/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5600
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$599,000	Sqft: 2752	Cooling: Central
Original Price: \$582,750	\$/Sqft: \$217.66	
Date Listed: 8/4/2008	Year Built: 1979	
DOM: 24	Parking:	

Fantastic Corner Lot Pool Home Located on a Quiet Cul De Sac in Park West Estates. 4 Bedrooms Plus a Large Bonus Room for Entertaining. Large Living Room with Vaulted Ceilings. Luxurious Master Suite. Large Kitchen with Granite Counters. Custom Pool and Spa Plus a Grassy Yard.



Bank owned

Address: 22102 Pheasant Street
Sold 6/6/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5100
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$605,000	Sqft: 2500	Cooling: Central
Original Price: \$639,900	\$/Sqft: \$242.00	
Date Listed: 2/25/2008	Year Built: 1978	
DOM: 74	Parking:	

Newly Painted with Brand New Carpet Throughout! Wonderful Family Home in Excellent Neighborhood. 4 Bedrooms Plus a Loft and 3 Full Baths. Formal Living Room and Family Room and Both have Fireplaces. Large Open Floor Plan with Great Back Yard Perfect for Entertaining.

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Traditional sale! (No bank approval required!)

Address: 24421 Peacock Street
Sold 7/29/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5200
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$620,000	Sqft: 2423	Cooling: Central
Original Price: \$699,900	\$/Sqft: \$255.88	
Date Listed: 2/15/2008	Year Built: 1977	
DOM: 135	Parking:	

Immaculate and Ready to Move-In! Double-Door Entry Into Sunny Living Room w/Cathedral Ceilings and Step-Down Conversation Seating in Front of Fireplace. Spacious Family Room off Kitchen and Nook. Huge Master Suite w/Fireplace, Walk-In Closet w/Custom Organizers and Remodeled Bath w/All New Tile Shower. Peek View of Lake from Upstairs Bedroom. Main Floor Bedroom and Full Bath. Many Upgrades



Traditional sale - no banks involved!

Address: 21991 Sandra Street
Sold 8/11/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6215
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$645,000	Sqft: 2752	Cooling: Central
Original Price: \$649,000	\$/Sqft: \$234.38	
Date Listed: 6/17/2008	Year Built: 1979	
DOM: 5	Parking:	

This is the Pool Home You have Been Waiting For! Fantastic 4-Bedroom, 3-Bath Home Spread Over 2752 Spacious Sq Ft in an Ideal Inside-Tract Location Within Exclusive Park West Estates. Remodeled Kitchen with Granite Counters, Island and Full Backsplash. Large Living Room with Cathedral Ceilings. Formal Dining Room. Open Kitchen and Family Room area Leads to a Backyard



Corporate relocation

Address: 24122 Angela
Sold 4/21/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5353
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$650,000	Sqft: 2551	Cooling: Central
Original Price: \$752,500	\$/Sqft: \$254.80	
Date Listed: 10/24/2007	Year Built: 1980	
DOM: 134	Parking:	

Beautifully Upgraded Family Home. Fully Remodeled Kitchen with New Cabinets, Ge Monogram Stainless Appliances, Built in 6 Burner Industrial Cooktop, Granite Counters. 18' Travertine Tile and Sculpted Berber Carpet. Formal Living and Dining Rooms. Large Family Room w/ Fireplace. Huge Bonus Room Upstairs with Fireplace and Built-In Entertainment Center. Bedrooms all Good Size. Elegant

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