



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

Saturday, January 31, 2009



*Short sale. Appointment only.*

**Address: 22555 Killy Street  
Sold 10/1/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891J4	Bathrooms: 2	Heating: Central
Sale Price: \$390,000	Sqft: 1488	Cooling: Central
Original Price: \$400,000	\$/Sqft: \$262.10	
Date Listed: 7/23/2008	Year Built: 1973	
DOM: 41	Parking: 2	

Great Location Across from Park. Fireplace, Valuated Ceilings, Neutral Carpet, Close to Schools.



*Bank owned REO*

**Address: 22501 Killy Street  
Sold 8/8/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 4500
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
Sale Price: \$400,000	Sqft: 1248	Cooling: Ceiling Fan(S)
Original Price: \$399,900	\$/Sqft: \$320.51	
Date Listed: 6/7/2008	Year Built: 1972	
DOM: 60	Parking:	

Fantastic Opportunity to Live in Popular Ranchwood. Great Single Story Home Features an Open and Spacious Floor Plan with Three Bedrooms and Two Bathrooms. The Formal Living Room has a Fireplace and High Ceilings. One of the Bedrooms is a Master Suite with Walk-In Closet. Property is Currently a Fixer Upper. Getting Repair Bids Currently and Considering Making Selective



*Bank owned REO*

**Address: 25575 Blossom Park Street  
Sold 7/23/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5400
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
Sale Price: \$410,000	Sqft: 1249	Cooling: Central
Original Price: \$399,900	\$/Sqft: \$328.26	
Date Listed: 5/14/2008	Year Built: 1972	
DOM: 14	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.

**Vicki Lloyd**

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest Homes



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*Traditional sale - NO bank involved!*

**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!



*\*Short sale - It took almost 6 months to get the approval! Escrow opened 1/22/08.*

**Address: 22542 Killy Street**  
**Sold 7/10/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 6321
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
Sale Price: \$513,970	Sqft: 1488	Cooling: Central
Original Price: \$675,876	\$/Sqft: \$345.41	
Date Listed: 8/14/2007	Year Built: 1972	
DOM: 258	Parking:	

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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