



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

Saturday, January 31, 2009



**Short sale*

**Address: 22442 Silver Spur
Sold 7/18/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5697
Map Code: 891J3	Bathrooms: 2	Heating: Central
Sale Price: \$410,000	Sqft: 1400	Cooling: No Air Conditioning
Original Price: \$449,000	\$/Sqft: \$292.86	
Date Listed: 2/27/2008	Year Built: 1974	
DOM: 88	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: 22455 Goldrush
Sold 12/10/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5912
Map Code: 891J3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$420,000	Sqft: 1400	Cooling: Central
Original Price: \$399,000	\$/Sqft: \$300.00	
Date Listed: 10/1/2008	Year Built: 1975	
DOM: 13	Parking:	

Charming Home with Private Backyard for Relaxing in the Spa or Entertaining. This Home Features a Desirable Location, Eat-In Kitchen with Large Island, Pantry, Garden Window and French Doors Opening Out to the Patio. Light and Bright Floorplan with Vaulted Ceilings. Cozy Brick Fireplace with Oak Mantle in Living Room. Come See Why this One Wont Last Long.



Bank owned REO. Needs some work, but not really too bad.

**Address: 22252 Chestnut Lane
Sold 12/11/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5000
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$525,000	Sqft: 2134	Cooling: Central
Original Price: \$514,900	\$/Sqft: \$246.02	
Date Listed: 7/28/2008	Year Built: 1975	
DOM: 11	Parking:	

Great Location Very Nice Community, Spacious Home, Light/Bright, Corner Lot, 3 Large Bedrooms Plus a Loft w/ Built in Shelves, Cathedral Ceilings, Remodeled Kitchen w/Granite Counter Tops, Dual Oven, Induction Stove. Separate Formal Dining Room, Living Room, Large Step Down Family Room with Fireplace, Wet Bar and Sliding Doors to Backyard with Direct Access to the Oversized 3 Car Garage

Vicki Lloyd

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest Homes



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Private foreclosure - by investor.

Address: 25622 Silver Dollar
Sold 8/29/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5300
Map Code: 891J4	Bathrooms: 3	Heating: Forced Air
Sale Price: \$525,000	Sqft: 1954	Cooling: Central
Original Price: \$524,900	\$/Sqft: \$268.68	
Date Listed: 8/2/2008	Year Built: 1974	
DOM: 4	Parking:	

Just Remodeled: New Carpet, New Paint, New Appliances, Cherry Cabinets with Granite Countertops. Light and Bright. Vaulted Ceilings in Living Room and Master Bedroom. Very Charming and Ready to Move In. Easy to Purchase. No Banks Involved. Can close in 30 Days!



Not a short sale or REO!

Address: 22392 Silver Spur
Sold 10/7/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5500
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$535,000	Sqft: 1954	Cooling: Central
Original Price: \$550,000	\$/Sqft: \$273.80	
Date Listed: 8/27/2008	Year Built: 1974	
DOM: 5	Parking:	

Live in the Ranchwood Track of Lake Forest. This Spacious 4 Bedroom, 2.5 Bath Home is Ready for You. Private Back Yard with Firepit. Over Sized 2 Car Attached Garage. Large Living Room with Fireplace. Vaulted Ceilings. Family Room off of Kitchen. Lots of Storage. Formal Dining Room. All Bedrooms are Up. New Double Vinyl Windows. 3 Year Old Roof.



Foreclosure

Address: 22236 Lantern Lane
Sold 7/30/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5912
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$545,000	Sqft: 2341	Cooling: Central
Original Price: \$529,900	\$/Sqft: \$232.81	
Date Listed: 6/14/2008	Year Built: 1976	
DOM: 5	Parking:	

Wow ! What a Value! Four Bedroom Home with a Three Car Garage. Many Upgrades, However it Does Need Some Cosmetic Work. One Bedroom and Bath Downstairs. Family Room. Three Bedrooms Upstairs and an Alcove. Be Sure to Look At this One Soon!

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Not short or REO

Address: 25735 Nugget
Sold 5/15/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 8625
Map Code: 891J3	Bathrooms: 2	Heating: Central
Sale Price: \$557,500	Sqft: 1663	Cooling: Central
Original Price: \$570,000	\$/Sqft: \$335.24	
Date Listed: 3/25/2008	Year Built: 1975	
DOM: 17	Parking:	

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!!



Bank owned.

Address: 22256 Chestnut Lane
Sold 7/11/2008

City: Lake Forest (Lf)	Bdrms: 6	Lot Size: 5565
Map Code: 891J3	Bathrooms: 4	Heating: Forced Air
Sale Price: \$570,000	Sqft: 2851	Cooling: Central
Original Price: \$620,000	\$/Sqft: \$199.93	
Date Listed: 4/30/2008	Year Built: 1975	
DOM: 22	Parking:	

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, Scraped Ceilings, Newer Garage Door and Opener, Separate Formal Living Room, Separate Formal Dining Room. Large Kitchen and Living Room. Cutstone Fence.



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.

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