



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

Saturday, January 31, 2009



**Address: 22521 Meadowwood**  
**Sold 7/31/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 7000
Map Code: 891H4	Bathrooms: 2	Heating: Forced Air
Sale Price: \$590,000	Sqft: 2000	Cooling: Central
Original Price: \$639,900	\$/Sqft: \$295.00	
Date Listed: 6/10/2008	Year Built: 1977	
DOM: 27	Parking:	

Enjoy the Peace and Quiet of Living in the Woods! You will Immediately Feel Right At Home in this Open and Airy, Well-Maintained and Tastefully Upgraded Home on a Cul-De-Sac. You will Enjoy the Large Master Suite with an Attached Retreat, Formal Dining Room and Spacious Kitchen with an Island. The Whole Family will have Fun At the Sun and Sail Club with Tennis, Swimming,



**Address: 25122 Carolwood**  
**Sold 5/6/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 0
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$615,000	Sqft: 2755	Cooling: Central
Original Price: \$699,700	\$/Sqft: \$223.23	
Date Listed: 11/18/2007	Year Built: 1979	
DOM: 157	Parking:	

Located on a Cul-De-Sac, This Inviting 4 Bedroom Home is Nestled Within Lush, Mature Trees; Within Walking Distance to Schools and Shopping... Not to Mention Seconds from the Beautiful Lake Forest Sun and Sail Club! This Charming Home has an Updated Kitchen, Spacious Layout, A Mainfloor Bedroom, 3 Car Garage, And no Mello-Roos!



**Address: 24992 Valley Rim Terrace**  
**Sold 6/24/2008**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 8588
Map Code: 891H3	Bathrooms: 4	Heating: Forced Air
Sale Price: \$625,000	Sqft: 2397	Cooling: Central
Original Price: \$742,500	\$/Sqft: \$260.74	
Date Listed: 9/1/2007	Year Built: 1976	
DOM: 170	Parking:	

*Bank-owned. Previously sold at auction in February, then put back on market in April @ \$599,900. Multiple offers pushed the sale price up to \$625,000.*

Live in a Forest, Lake Forest! Three Bedroom Two and a Half Bathrooms. Association Pool and Spa. Close to all the Good Stuff. Parks, Scholls, Shopping, Entertainment and Transportation. Nice Upgrades. Home is Sold 'as-Is' And 'where-Is'. Cme Home to Orange County and Start Living the O. C. Lifestyle.

**Vicki Lloyd**

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest Homes



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

Saturday, January 31, 2009



*\*Short Sale*

**Address: 25182 Cineria Way**  
**Sold 11/14/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7490
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$634,000	Sqft: 2549	Cooling: Central
Original Price: \$679,900	\$/Sqft: \$248.72	
Date Listed: 6/14/2008	Year Built: 1976	
DOM: 118	Parking:	

Click Virtual Tour! Very Beautiful Home on Large Lot Located on One of the Nicest Streets in the Woods. Great Curb Appeal! Oversized, Custom Interlocking Stone Driveway. Spacious, Floorplan with Vaulted, Smooth Ceilings, Limestone Flooring in Entry, Kitchen and Familyroom. Upgraded Kitchen with Custom Ceramic Tile Counters, Oak Cabinets with Pullout Shelves and Expanded Center



*Bank-owned home.*

**Address: 22081 Shadyvale Lane**  
**Sold 2/22/2008**

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 6201
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$639,000	Sqft: 2800	Cooling: Ceiling Fan(S), Central
Original Price: \$639,000	\$/Sqft: \$228.21	
Date Listed: 1/14/2008	Year Built: 1976	
DOM: 8	Parking:	

Beautiful Upgraded Home in Whispering Trees. 5th Bedroom has Been Converted to Den/Office. New Carpet and Paint. Features Include Wood Floors, Wood Staircase, Bay Window, Garden Window, French Doors, Bosch Dishwasher, Viking Gas Range, Mirrored Wardrobe, Ceiling Fan, Skylight and Recessed Lighting... All on a Cornor Lot in Great Location. Member of Sun and Sail Club with Great Amenities.



**Address: 22241 Eucalyptus Lane**  
**Sold 4/11/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 8820
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$649,900	Sqft: 2200	Cooling: Central
Original Price: \$649,900	\$/Sqft: \$295.41	
Date Listed: 2/18/2008	Year Built: 1977	
DOM: 3	Parking:	

This was the Model!!! Located At the End of the Cul De Sac on the Most Prestigious Street in the Woods. This Street has Custom Homes or These Were the Builders Model Homes. Brand New Paint Inside and Out. Newer Carpet, Appliances and Plumbing Fixtures. Single Level 4 Bedrooms, Formal Living Room, Dining Room, Family Room with Custom Cabinets. Sellers Added a Sun Room, Fully Permitted. Huge

**Vicki Lloyd**

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest Homes



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

Saturday, January 31, 2009



**Address: 22252 Brittlewood Circle**  
**Sold 12/1/2008**

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 7038
Map Code: 891H3	Bathrooms: 3	Heating: Central
Sale Price: \$650,000	Sqft: 2912	Cooling: No Air Conditioning
Original Price: \$630,000	\$/Sqft: \$223.21	
Date Listed: 9/23/2008	Year Built: 1976	
DOM: 10	Parking:	

*Bank owned. Good location. Interior is attractive, but there has been water damage to the hardwood floors in the living room and powder room. Would recommend mold inspection!*

Wonderful 5 Bedroom 2. 5 Bath. This Home Offers 3,000 Square Feet of Open Living Space with Hardwood Floors. Great Open Kithcen that Over Looks the Family Room. Great Size Back Yard At this Wonderful Price.



**Address: 25112 Carolwood Lane**  
**Sold 5/22/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 0
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$705,000	Sqft: 2467	Cooling: Central
Original Price: \$725,000	\$/Sqft: \$285.77	
Date Listed: 3/21/2008	Year Built: 1978	
DOM: 31	Parking:	

Absolutely Gorgeous! Nothing Spared. 4 Bedroom + Loft/Office. Over \$200K in Recent Upgrades. Extensive Stone Hardscaping. Gourmet Kitchen with Granite and Thermador Stainless Steel Appliances. Custom Dual Station Office in Loft. Huge Composite Deck Overlooking Woods is Great for Entertaining. Anderson French Doors and Vinyl Windows. Beautiful Stained Glass Overlay. Custom



**Address: 22266 Brittlewood Circle**  
**Sold 2/28/2008**

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 12000
Map Code: 891H3	Bathrooms: 2.5	Heating: Forced Air, Natural Gas
Sale Price: \$730,000	Sqft: 2912	Cooling: Central
Original Price: \$769,000	\$/Sqft: \$250.69	
Date Listed: 1/11/2008	Year Built: 1977	
DOM: 11	Parking:	

Beautiful Cul-De-Sac Location in the Midst of the Woods in Wispering Trees / Oversized Lot with Professional Landscape in Both Front and Back Yards / Giant Backyard with (3) Custom Patios One with Custom Built Bbq, And all are Connected By Wandering Walkways. (3) Car Garage with Direct Access / Remodeled Kitchen with New Granite Counter Tops and New Appliances. Remodeled Baths /

**Vicki Lloyd**

LiveLakeForest.com (949)457-0281

Specializing in Lake Forest Homes