



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

Wednesday, April 8, 2009



Short sale. NOT on the waterfront.

Address: 24191 Okeechobee Lane
Active 3/14/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3300
Map Code: 891F2	Bathrooms: 3	Heating: Forced Air
List Price: \$510,000	Sqft: 1715	Cooling: Ceiling Fan(S)
Original Price: \$499,999	\$/Sqft: \$297.38	
Date Listed: 3/14/2009	Year Built: 1976	
DOM: 22	Parking:	

Property is Located in the Desirable Lake Forest Keys. It has Lake Views from 6 Different Areas! View the Lake from the Family Room, Dining Room, 2 of the Upstairs Bedrooms, Upstairs Balcony, And Backyard Patio. Crown Moulding Throughout the House. Recessed Lights in Kitchen and Living Room. Marble Fireplace, Recently Installed Ceiling Fans, And 17 Inch Tile in Kitchen, Living Room,



Short sale on the Greenbelt. Nice view, but no boat dock.

Address: 24485 Jeronimo Lane
Active 7/14/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3690
Map Code: 891G3	Bathrooms: 3	Heating: Central, Forced Air
List Price: \$549,000	Sqft: 2493	Cooling: Central
Original Price: \$799,000	\$/Sqft: \$220.22	
Date Listed: 7/14/2008	Year Built: 1976	
DOM: 200	Parking:	

Absolutely Gorgeous, Spacious, Open and Bright Only Six Homes Away from the Lake, Gorgeous View of the Lake from the Master Bedroom Balcony and Back Yard, Home Backs to a Gorgeous Green Belt, Feels like Your Own Back Yard. 4 Bedrooms, Bedroom Downstairs is Used As a Den, Upstairs Loft/Bonus Room, Formal Living and Dining Room, Family Room w/Breakfast Nook, Dual Fire Place, All New Windows, Double



Waterfront - traditional sale.

Address: 24321 Ponchartrain Lane
Active 7/21/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3600
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
List Price: \$699,000	Sqft: 1572	Cooling: Central
Original Price: \$785,000	\$/Sqft: \$444.66	
Date Listed: 7/21/2008	Year Built: 1975	
DOM: 261	Parking:	

Very Clean One Story Waterfront Home with 3 Bedrooms and a Den. Newer Kitchen and Baths, Spa, Private Deck and Dock. Enjoy a Private Membership in the Exclusive Sun and Sail Club with Pools, Tennis, Volleyball and More. This Home is Great As it is or Could be Used to Build Your Custom Home. This is a Fabulous Buy for a Waterfront Home.

Vicki Lloyd

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Specializing in Lake Forest Homes



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Traditional sale.

**Address: 21941 Yellowstone Lane
Active 3/10/2009**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3600
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$795,000	Sqft: 1800	Cooling: Central
Original Price: \$795,000	\$/Sqft: \$441.67	
Date Listed: 3/10/2009	Year Built: 1972	
DOM: 29	Parking:	

Fabulous Waterfront Home. 3 Bedrm, 2.5 Baths, Two Stories with Great Add on Potential. Large Backyard with Panoramic View of the Lake, Greenbelt and Private Dock! Newer Remodeled Kitchen with top of the Line Appliances. Tile Countertops, Slate Flooring, Newer Double Paned Windows. This Home Sits on One of the Nicest Streets on the Lake and That's What Makes it a Must See! Sun and Sail Club



Now a short sale. Waterfront, main channel on wide part of lake.

**Address: 21794 Tahoe Lane
Active 10/1/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3600
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
List Price: \$875,000	Sqft: 2386	Cooling: Central
Original Price: \$875,000	\$/Sqft: \$366.72	
Date Listed: 10/1/2008	Year Built: 1976	
DOM: 189	Parking:	

The Best Main Channel View on the Widest Part of the Lake! Don't Miss this Steel of the Year! Owner Must Sell Fast and has Priced the Home Below Existing Comps. Large Patio and Dock Allow for Complete Enjoyment of the Lake and Sunsets. Capture the Views from Downstairs and Your Master Suite. 3 Large Secondary Bedrooms Give Each Family Member Plenty of Space. This is Truly the Buy You Have



Waterfront - traditional sale

**Address: 21922 Winnebago Lane
Active 2/11/2008**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3750
Map Code: 891G2	Bathrooms: 3	Heating: Central
List Price: \$1,100,000	Sqft: 2426	Cooling: Central
Original Price: \$1,250,000	\$/Sqft: \$453.42	
Date Listed: 2/11/2008	Year Built: 1972	
DOM: 422	Parking:	

Old-World Charm in this Lovely Main Channel Lake Frnt Home. Xlge Cust Sliding Glss Drs Open Up to an Inviting Priv Patio. Lakeside Bckyrd is Xceptnly Lg w/Newly Stamped Concrete, Seating Areas and Priv Rdwd Boat Dock. Mstr Ste w/Venetian Plstred Frplce, Vultd Wd Ceilings and Cust. Windows Offering a Sparkling View of the Lake. 4 Lge Bdrms and 3Bthrms Giveample Lvng Spce. A Spcious Gourmet Kitch. W/New

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Traditional sale.

Address: 21982 Yellowstone Lane
Active 11/11/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3600
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$1,225,000	Sqft: 2250	Cooling: Central
Original Price: \$1,265,000	\$/Sqft: \$544.44	
Date Listed: 11/11/2008	Year Built: 1972	
DOM: 148	Parking:	

Cape Cod Home on the Main Channel of the Lake. 4th of July Celebration is Right Out Your Patio Door, The Fireworks are Spectacular and the Display of Fireworks are Right there for You and Your Family to Enjoy. This Home has Been Totally Redone with a Brand New Kitchen with Marble Counters and Island Sink. Frontroom has a Built-In Entertainment Center with Book Shelves. Hardwood



Waterfront - main channel!

Address: 21855 Huron Lane
Active 5/21/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3900
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
List Price: \$1,249,000	Sqft: 2900	Cooling: Central
Original Price: \$1,279,000	\$/Sqft: \$430.69	
Date Listed: 5/21/2008	Year Built: 1976	
DOM: 322	Parking:	

Wake Up Each Morning to Beautiful Sunrises Over the Lake and Saddleback Mt. This Property has the Best View of the Widest Part of the Lake. Newly Remodeled Kitchen with Granite Countertops and Stainless Appliances. Crown Molding Throughout, Texcote Paint, Large in Ground Spa, Private Trex Boat Dock, Covered Waterfront Patio. Sensuous Master Bath with Spa Tub and Large Master Suite with Glass



Traditional sale. This home was completely rebuilt in 2007.

Address: 24281 Ontario Lane
Active 3/16/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3450
Map Code: 891F2	Bathrooms: 4	Heating: Central, Forced Air
List Price: \$1,250,000	Sqft: 2500	Cooling: Ceiling Fan(S), Central
Original Price: \$1,250,000	\$/Sqft: \$500.00	
Date Listed: 3/16/2009	Year Built: 2007	
DOM: 23	Parking:	

Beautiful Lake Front Home. Private Boat Dock. Completely Rebuilt from the Ground Up Less Than Two Years Ago. Quality New Construction with no Detail Left Behind. Extensive Use of Stone Inside and Out. Travertine Floors Throughout, Spa Inspired Master Bath, Ceiling Fans, Stainless Steel Kitchen Appliances, Granite Countertops, Custom Wood Cabinetry, Study Loft Upstairs with Built

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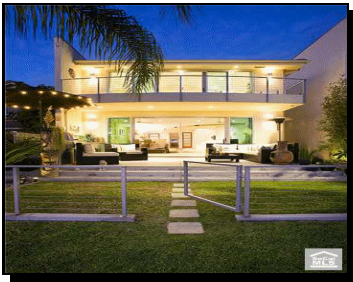


Point home! Traditional sale, but has been tenant occupied for last year.

Address: 22032 Arrowhead Lane
Active 3/17/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6250
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$1,395,000	Sqft: 2562	Cooling: Central
Original Price: \$1,395,000	\$/Sqft: \$544.50	
Date Listed: 3/17/2009	Year Built: 1972	
DOM: 22	Parking:	

Expansive Main Channel Lakefront and Mountain Views from this Incredible Lf Keys Point Home. Dramatic Two-Story 4Br, 3Ba Property Boasts Over 2,500 Sq. Ft. Of Living Space, W/Optional 5th Main Floor Bedroom (Currently a Den). The Private Front Courtyard, W/Sparkling Fountain, Opens to Lush Interior Greenbelt and Extends to Water's Edge. Enjoy July 4th Fireworks from Your Own Backyard and



Traditional sale.

Address: 24698 Toledo Lane
Active 1/15/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 3390
Map Code: 891G3	Bathrooms: 4	Heating: Forced Air
List Price: \$1,499,000	Sqft: 3100	Cooling: Ceiling Fan(S), Central
Original Price: \$1,499,000	\$/Sqft: \$483.55	
Date Listed: 1/15/2009	Year Built: 2003	
DOM: 83	Parking:	

Warm Contemporary Custom Built Waterfront Home. Left 1 Original Wall and Rebuilt.. . Completed in 2003. Smooth Lines, Beautiful Custom Paint and Designer Touches Throughout. Open Floor Plan with Sliding Glass Doors that Stack to Create an Indoor/Outdoor Environment. One of the Best Locations on the Lake! Perfect View of the Spectacular 4th of July Fireworks Show, Launched off The



Waterfront - traditional sale

Address: 21917 Erie Lane
Active 7/23/2008

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 3600
Map Code: 891G2	Bathrooms: 4	Heating: Forced Air
List Price: \$1,599,000	Sqft: 3150	Cooling: Ceiling Fan(S), Central
Original Price: \$1,695,000	\$/Sqft: \$507.62	
Date Listed: 7/23/2008	Year Built: 1987	
DOM: 259	Parking:	

Georgous Designers Water Front Home has Just Been Remodeled. Views Galore from this Home on the Lake. Custom Built to Nearly 3200 Sq Ft Private Dock, Deck and Patio. Built in Bbq and Outdoor Fridge. Upstairs Master Suite has a Private Retreat and Balcony Where You Can Watch Sunsets. There is Also a Downstairs Master Suite. Custom Kitchen has a Large Walk in Pantry and Stainless

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Short sale. Now tenant occupied.

Address: 21799 Ticonderoga Lane
Backup Offer 2/26/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3750
Map Code: 891G2	Bathrooms: 3	Heating: Central
List Price: \$799,000	Sqft: 2200	Cooling: Central
Original Price: \$799,000	\$/Sqft: \$363.18	
Date Listed: 2/26/2009	Year Built: 1974	
DOM: 29	Parking:	

Rare End Location on the Waterfront/ Massive Greenbelt with Private Boat Dock. Hugh Front Porch Leading to Grand Entry. Beautifully Remodeled Kitchen/Granite/Wood Floors/Newer Carpet/ Crown Mouldings/Custom Paint/New Renaissance Doors and Windows. 2 Bay Windows Overlooking Fantastic View of Water and Greenbelt. 2 Fireplaces in Cozy Conversation area and Master. Outdoor Living @

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Short sale.

Address: 21867 Winnebago Lane
Pending Sale 1/5/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3600
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
List Price: \$615,000	Sqft: 1634	Cooling: Central
Original Price: \$675,000	\$/Sqft: \$376.38	
Date Listed: 1/5/2009	Year Built: 1974	
DOM: 77	Parking:	

Fabulous Location - End of Cul-De-Sac - Right Next to the Lake. Huge Huge Huge Yard!! Only a 2 Minute Walk to the Sun and Sail Club for Swimming, Tennis, Basketball, Gym, Clubhouse, Etc Etc Etc - Resort Style Living At a Killer Price - Tons and Tons of Upgrades Inside.



Has been in escrow since 6/03/08. This is a point home, last sold for \$1.5million. I keep checking, but it has not closed yet.

Address: 21962 Yellowstone Lane
Pending Sale 12/31/2007

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5625
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$1,395,000	Sqft: 2426	Cooling: Central
Original Price: \$1,395,000	\$/Sqft: \$575.02	
Date Listed: 12/31/2007	Year Built: 1972	
DOM: 245	Parking:	

Rarely on Market! Absolutely Beautiful 'point' Home in Lake Forest Keys. Corner Location with Almost 170 Feet of Wide Lake Frontage. Large Back and Side Yard with Private Boat Dock. Open Floorplan with Views from Almost Every Room. This Home Features Formal Living Room, Separate Formal Dining Room, Large, Open Kitchen, 3 Car Garage, Spacious Bedrooms and Sunny Interior. One of the Best

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Traditional sale. Home is on the greenbelt.

Address: 24218 Ontario Lane
Sold 1/14/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3300
Map Code: 891F2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$470,000	Sqft: 1396	Cooling: Central
Original Price: \$499,000	\$/Sqft: \$336.68	
Date Listed: 10/20/2008	Year Built: 1976	
DOM: 24	Parking:	

Hurry! Equity Seller, Bright and Cheerful Darling Cottage Home on Park like Greenbelt. No Lawnmower Needed! Assoc Takes Care of the Front and Back Yards. Lowest Priced Home in the Lake Forest Keys! Beautiful Greenbelt Location on a Private Cds Street. 3Bed/2Ba Open Floor Plan with New Carpet, New Shutters, New Stove, Newer Concrete Roof, Granite Kitchen and Baths. Inside Laundry, New



Waterfront. Very cute house! Traditional sale. Came out to \$507/sq ft! This was the highest sale in Lake Forest in March 2009.

Address: 24265 Ontario Lane
Sold 3/5/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 3600
Map Code: 891F2	Bathrooms: 2	Heating: Central, Forced Air, Nat
Sale Price: \$711,000	Sqft: 1400	Cooling: Ceiling Fan(S), Central
Original Price: \$760,000	\$/Sqft: \$507.86	
Date Listed: 9/17/2008	Year Built: 1976	
DOM: 132	Parking:	

Single Level Lake Front Cottage Home in the Private Community of Lake Forest Keys. This Charming Home is in Wonderful Condition; Warm and Inviting with Many Upgrades Which Include Laminate and Distressed Hardwood Floors, Recessed Lighting, Dual Pane Vinyl Windows and Doors, Crown Molding, Fireplace with Marble Surround, Ceiling Fans, Corian Kitchen Counters and a Floating Island. There

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