



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

Wednesday, April 8, 2009



Short sale

Address: 22615 Killy Street
Backup Offer 11/17/2008

| | | |
|---------------------------|-------------------|---------------------|
| City: Lake Forest (Lf) | Bdrms: 4 | Lot Size: 5000 |
| Map Code: 891J4 | Bathrooms: 2 | Heating: Forced Air |
| List Price: \$399,900 | Sqft: 1471 | Cooling: Central |
| Original Price: \$399,900 | \$/Sqft: \$271.86 | |
| Date Listed: 11/17/2008 | Year Built: 1972 | |
| DOM: 7 | Parking: | |

4 Bed/2 Bath Single Level Home in a Great Part of Lake Forest. This Gorgeous Upgraded Kitchen has New Cabinetry, Granite Counters, And Marble Flooring and Stainless Steel Appliances. The Kitchen Features a Built in Desk/Computer Area. Beautiful Wood Laminate Flooring in Family Room and Bedrooms. The Bathrooms have Granite. There is Wainscoting, Upgraded Baseboards and Crown Molding



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

Wednesday, April 8, 2009



**Short sale - per agent price has been approved by lender.*

Address: 22685 Dunkenfield Circle
Pending Sale 2/9/2008

| | | |
|---------------------------|-------------------|---------------------|
| City: Lake Forest (Lf) | Bdrms: 4 | Lot Size: 5000 |
| Map Code: 891J4 | Bathrooms: 2 | Heating: Forced Air |
| List Price: \$450,000 | Sqft: 1404 | Cooling: Central |
| Original Price: \$499,000 | \$/Sqft: \$320.51 | |
| Date Listed: 2/9/2008 | Year Built: 1972 | |
| DOM: 335 | Parking: | |

Great 4 Bedroom 2 Bathroom House Located in Lake Forest. Very Well Maintained with Good Sized Backyard. Home is Located on a Cul-De-Sac.



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

Wednesday, April 8, 2009



Another short sale

Address: 22631 Dunkenfield Circle
Sold 2/5/2009

| | | |
|---------------------------|-------------------|---------------------|
| City: Lake Forest (Lf) | Bdrms: 2 | Lot Size: 4200 |
| Map Code: 891J4 | Bathrooms: 1 | Heating: Forced Air |
| Sale Price: \$312,000 | Sqft: 1100 | Cooling: Central |
| Original Price: \$399,000 | \$/Sqft: \$283.64 | |
| Date Listed: 9/2/2008 | Year Built: 1972 | |
| DOM: 112 | Parking: | |

Nice, Comfortable Home on a Cul-Da-Sac, Right Up Against Ranchwood Park with Large, Matured Trees all Around. Walk to Basket Ball Court or Play Ground, Or Just Take a Nice Walk! Property has Been Expanded off the Kitchen, Nice Dining area with Separate Sliding Glass Door Leading to Back Yard Patio. Newer Granite Counter Tops, Sink, Travertine Flooring, Bull Nosed Corners, Travertine Bathroom



This property was bank owned, but the agent didn't put it on the market.

Address: 22535 Killy Street
Sold 3/23/2009

| | | |
|---------------------------|-------------------|---------------------|
| City: Lake Forest (Lf) | Bdrms: 4 | Lot Size: 5000 |
| Map Code: 891J4 | Bathrooms: 2 | Heating: Forced Air |
| Sale Price: \$400,000 | Sqft: 1400 | Cooling: Central |
| Original Price: \$399,800 | \$/Sqft: \$285.71 | |
| Date Listed: 3/23/2009 | Year Built: 1972 | |
| DOM: | Parking: | |



Bank owned.

Address: 22616 Dunkenfield Circle
Sold 4/1/2009

| | | |
|---------------------------|-------------------|---------------------|
| City: Lake Forest (Lf) | Bdrms: 4 | Lot Size: 4940 |
| Map Code: 891J4 | Bathrooms: 2 | Heating: Forced Air |
| Sale Price: \$410,000 | Sqft: 1492 | Cooling: Central |
| Original Price: \$395,900 | \$/Sqft: \$274.80 | |
| Date Listed: 2/19/2009 | Year Built: 1972 | |
| DOM: 11 | Parking: | |

Best in Ranchwood Community. Cul-De-Sac Location. 4 Bedroom 2 Bath Single Level Pool Home! Home is 1,492 Square Feet. Charming Floor Plan with Open Kitchen and Fireplace in Living Room. Seller is in Process of Having Home Painted and New Carpets to be Installed.

Vicki Lloyd

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes