



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

Monday, April 13, 2009



*Short sale*

Address: 25162 Timbercreek Circle  
Active 10/27/2008

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5120
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
List Price: \$574,900-\$599,900	Sqft: 2628	Cooling: Central
Original Price: \$649,900	\$/Sqft: \$228.27	
Date Listed: 10/27/2008	Year Built: 1976	
DOM: 168	Parking:	

Excellent Price for a Remodeled Home in a Woods Location on a Small Culdesac Street. Nice Curb Appeal with Custom Interlocking Stone Driveway and Gated Courtyard. Vaulted Open Beam Wood Ceilings in L/R and D/R. 3 Set Os French Doors from Fr, Lr and Dr Open to Wrap Around W00d Deck with Relaxing Spa. Remodeled Kitchen, Fr and Powder Rm. Downstairs Office Could be Easily Converted to A



*Traditional sale*

Address: 25002 Ravenswood  
Active 3/11/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7000
Map Code: 891H3	Bathrooms: 4	Heating: Forced Air
List Price: \$725,000	Sqft: 2456	Cooling: No Air Conditioning
Original Price: \$725,000	\$/Sqft: \$295.20	
Date Listed: 3/11/2009	Year Built: 1977	
DOM: 33	Parking:	

Beautiful and Secluded Home At the End of a Cul De Sac in the Woods of Lake Forest, Yet close to Everything! Four Bedrooms (Main Floor Master), Plus Large Loft, Three Baths, Open, Bright and Airy Feeling Everywhere. Large Deck and Spa off the Master. Large 3 Car Garage, Beautifully Landscaped. Member of Sun and Sail Club with all the Amenities. Owner is Open to all Offers.

**Vicki Lloyd**

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes



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*\*Short sale*

Address: 24982 Singingwoods Drive  
Backup Offer 3/26/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7350
Map Code: 891H4	Bathrooms: 3	Heating: Forced Air
List Price: \$560,000-\$568,000	Sqft: 3350	Cooling: Central
Original Price: \$750,000	\$/Sqft: \$169.55	
Date Listed: 3/26/2008	Year Built: 1978	
DOM: 166	Parking: 3	

Gorgeous Home on a Quiet Street in a Beautiful Neighborhood. Back on the Market 3/21/2009. Price Lowered to \$560,000-568,000 on 3/24/09. Totally Remodeled with 1,100 Sq Ft Added, Even a Second Staircase. Everything Upgraded and Customized. Light and Bright Open Floorplan, New Granite Kitchen Opens to Large Family Room with Wet Bar, Skylight and Fireplace. New Windows and Sliders. Enlarged Master



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Bank owned REO

Address: 22005 Trailway Lane  
Sold 1/15/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7452
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$475,000	Sqft: 2364	Cooling: Central
Original Price: \$519,900	\$/Sqft: \$200.93	
Date Listed: 9/15/2008	Year Built: 1976	
DOM: 58	Parking:	

Your Chance to Own in the Woods! Tons of Potential in this 4 Bedroom, 3 Bath Home in Desirable Area. Downstairs Bedroom Could be a Nice Office. Large Patio in Back with Spacious Yard. No Mello Roos. Close to Schools, Shopping, And Sun and Sail Club. 'as-Is' And Bank Owned, So no Waiting on Your Offer!



Bank owned REO

Address: 22091 Ironbark Lane  
Sold 3/26/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7000
Map Code: 891H3	Bathrooms: 2	Heating: Other Heating
Sale Price: \$521,000	Sqft: 2190	Cooling: Other
Original Price: \$519,900	\$/Sqft: \$237.90	
Date Listed: 12/12/2008	Year Built: 1978	
DOM: 25	Parking:	

This Property in the City of Lake Forest Features 4 Bedrooms and 2 Bathrooms, A Large Open Floor Plan, Located Near Freeways Shopping, Entertainment and More. This Property is Priced to Sell and will not Last Long, Submit Your Offer Today!

**Vicki Lloyd**

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