



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

Saturday, June 13, 2009



Short sale

Address: 24742 Via Princesa
Active 2/25/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891G1	Bathrooms: 3	Heating: Central
List Price: \$589,000	Sqft: 2178	Cooling: Central
Original Price: \$549,000	\$/Sqft: \$270.43	
Date Listed: 2/25/2009	Year Built: 1977	
DOM: 108	Parking:	

Well Maintained Home in a Nice Neighborhood. Private Back Yard Set Up for Bbq, Private Family Time. Back Yard has an in Ground Spa, Also an in Ground Gas Fire Pit. Family Room is Set Up for Entertainment with Fireplace. Balcony off Upstairs Bedroom. Great Executive or Family Home.



Short Sale

Address: 21502 Camino Papal
Active 5/29/2009

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 5797
Map Code: 891H2	Bathrooms: 3	Heating: Forced Air
List Price: \$599,900	Sqft: 2609	Cooling: Central
Original Price: \$599,900	\$/Sqft: \$229.93	
Date Listed: 5/29/2009	Year Built: 1977	
DOM: 15	Parking:	

Absolutely Awesome area and Perfect Street. Tucked Into the End of a Beautiful Cul De Sac. Great Curb Appeal, Excellent Condition, And Wonderful Floor Plan! All New Windows and Doors! All Bedrooms are Up so there is a Huge Master, 3 Big Secondary Bedrooms Plus the Bonus the Could Even be 2 Rooms Great Family Kitchen Opens to the Family Room, Nice Wide Lot so You have Some Feeling Of



Traditional sale

Address: 21432 Via Viajante
Active 4/7/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5000
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
List Price: \$599,900	Sqft: 1900	Cooling: Central
Original Price: \$599,900	\$/Sqft: \$315.74	
Date Listed: 4/7/2009	Year Built: 1976	
DOM: 67	Parking:	

Nestled in the Popular Forest Creek Community, This Recently Updated Home Offers Gorgeous Curb Appeal and a Host of Amenities for the Discerning Buyer. Stack-Stone Hard-Scape, Diamond-Cut Driveway with Flag-Stone Accents, Deep-Green Lawns, And Drought Resistant Landscaping Insure that 'sense of Arrival' To this Model Perfect Home. Must-Have Upgrades Include: Eye-Pleasing Earth Tone

Vicki Lloyd

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Specializing in Lake Forest Homes



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Traditional sale

Address: 24772 Via Princesa
Active 6/12/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
List Price: \$669,900	Sqft: 2474	Cooling: Central
Original Price: \$669,900	\$/Sqft: \$270.78	
Date Listed: 6/12/2009	Year Built: 1977	
DOM: 1	Parking:	

Model Perfect and Move in Ready! Highly Upgraded Home Features 4Br, And 2. 5Ba Plus Huge Loft Which is Being Used As Office. Living Room with Vaulted Ceiling and Formal Dining Room. Open Kitchen and Family Room are Adjacent- Creating a Great Room Effect. All 4 Brs are Upstairs. Upgrades Include: Dual Pane Windows/Doors, Custom Paint, Smooth Ceilings, Berber Carpet, Baseboards, New Lighting, And



Traditional sale

Address: 21486 Camino Trebol
Active 11/14/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5763
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
List Price: \$675,000	Sqft: 2300	Cooling: Ceiling Fan(S), Central
Original Price: \$725,000	\$/Sqft: \$293.48	
Date Listed: 11/14/2008	Year Built: 1976	
DOM: 211	Parking:	

Wow! Not Your Average Tract Home! Gorgeous Remodeled Lake Forest II Home with Pool and Spa. Includes Membership in the Sun and Sail Club. Custom Entry with Solid Carved Mahogany Door and Marble Floors, Custom Brick Landscaping in Front, Custom Wood Crown Moulding and Wood Panels Throughout, Recent Masterbath Remodel with Stone an Porcelain Tile and Dual Shower Heads, Granite

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Traditional sale

Address: 24521 Via Tonada
Backup Offer 3/4/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6050
Map Code: 891G1	Bathrooms: 3	Heating: Forced Air
List Price: \$599,900	Sqft: 2474	Cooling: Central
Original Price: \$640,000	\$/Sqft: \$242.48	
Date Listed: 3/4/2009	Year Built: 1976	
DOM: 83	Parking:	

Beautifully Maintained By Original Owners. Very Bright, Open and Clean Home that Could be 4 or 5 Bedrooms, Currently 3 Bdrm and Large Bonus Room/Loft Upstairs. Easy to Put the Wall and Closet Back. Upgraded Warm Wood Floor Entry Hall, Kitchen and Dining Room. Light Neutral Carpets, White Tile Counters and Appliances in Kitchen. Large Cozy Family Room w/Fireplace Open to Kitchen. Well



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Saturday, June 13, 2009



Traditional sale

Address: 24404 Calle Torcido
Pending Sale 4/27/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5555
Map Code: 891G1	Bathrooms: 2	Heating: Forced Air
List Price: \$449,000-\$474,900	Sqft: 1640	Cooling: Central
Original Price: \$449,000	\$/Sqft: \$289.57	
Date Listed: 4/27/2009	Year Built: 1976	
DOM: 7	Parking:	

Resort-Style Living At Deal of the Century Pricing. Lowest-Priced Sun and Sail Club/Lake Community Sfr. Not Reo or Short Sale, But Priced like One. Located on Border of Lf and Irvine. Single-Level, End of C-D-S. Shows like a Model. Garage w/ Stairs to Attic Storage. Spacious Kitchen w/ Large Island Looks Out to Beautifully Landscaped Backyard w/Fountain and Tropical Plantings. Great Room



Traditional sale

Address: 25121 Vista Serrano
Pending Sale 12/4/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6650
Map Code: 891H2	Bathrooms: 3	Heating: Forced Air
List Price: \$589,900	Sqft: 2509	Cooling: Central
Original Price: \$654,900	\$/Sqft: \$235.11	
Date Listed: 12/4/2008	Year Built: 1979	
DOM: 175	Parking:	

Beautiful Detached Home in top Location in Park Place with 4 Large Bedrooms Plus Huge Bonus Room, Over 2,500 Square Feet. Living Room and Large Family Room with Brick Fireplace, Dining Room, Open Kitchen. Big Back Yard with Fruit Trees. New Roof, New Front Windows, New Garage Door, New Front Door, Large Two Car Garage with Storage. Hurry on this Great Home. Enjoy the Sun and Sail Club



Short sale.

Address: 24561 Via Tonada
Pending Sale 3/8/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6050
Map Code: 891G1	Bathrooms: 3	Heating: Forced Air
List Price: \$635,000	Sqft: 2609	Cooling: Central
Original Price: \$665,000	\$/Sqft: \$243.39	
Date Listed: 3/8/2009	Year Built: 1976	
DOM: 51	Parking:	

House is in Great Condition and has a Pool! Four Spacious Bedrooms Plus Large Bonus Room. Big Kitchen with Granite Countertops, Private Yard, And Great Curb Appeal.

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Short sale

**Address: 24892 Camino Villa
Sold 5/7/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 9047
Map Code: 891H2	Bathrooms: 3	Heating: Central
Sale Price: \$545,000	Sqft: 2504	Cooling: Central
Original Price: \$604,000	\$/Sqft: \$217.65	
Date Listed: 1/16/2009	Year Built: 1977	
DOM: 72	Parking:	

Great Huge Home on Quiet Corner Lot. This Home is Very Quiet and Private, Perfect for Entertaining in the Large Backyard with a Pool and Spa. Flooring is Mostly all Slate, Ceilings have Been Scraped and Recessed Lighting is in the Family Room. Kitchen Includes Granite Counters and all New Windows Throughout the House. Get this One for a Good Deal and Enjoy! Submit Anything And



Traditional sale

**Address: 24542 Via Tonada
Sold 3/19/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5120
Map Code: 891G1	Bathrooms: 3	Heating: Forced Air
Sale Price: \$570,000	Sqft: 2280	Cooling: Central
Original Price: \$599,000	\$/Sqft: \$250.00	
Date Listed: 2/1/2009	Year Built: 1976	
DOM: 16	Parking:	

Equity Sale!! Not Reo or Short Sale. 4 Bedroom Home with Large Bedrooms, Open Kitchen/Breakfast Bar, Living Room, Family Room with Fireplace and Recent Upgrades: New Patio Sliding Doors and Windows, Air Conditioning Unit/Furnace, New Roof, Ceiling Fans, Kitchen Recessed Lighting, Flooring Hardwood and Carpet, Custom Paint, New Garage Door, Aluminum Arbor in Backyard, Skylight in Entry, Move In



Traditional sale

**Address: 24556 Via Del Rio
Sold 5/27/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$610,000	Sqft: 2139	Cooling: No Air Conditioning
Original Price: \$619,900	\$/Sqft: \$285.18	
Date Listed: 3/12/2009	Year Built: 1976	
DOM: 37	Parking:	

Bom~contingency Fell-Out! Rarely On-The-Market Ponderosa 'park Place' Pool and Spa Home in Forest Glen Backing to River-Park Along Via Del Rio. Terrific Family Neighborhood, This Re-Modeled Tri-Level Home Features 4 Bedrooms, 2.5 Baths, Custom Entry Doors, Huge Living Room and Dining Room with Vaulted Ceilings, Plantation Shutters, Custom Baseboards and Laminate Flooring ~ Remodeled

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Address: 24381 Calle Pequeno
Sold 2/4/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5750
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$614,900	Sqft: 2124	Cooling: Central
Original Price: \$775,000	\$/Sqft: \$289.50	
Date Listed: 7/28/2008	Year Built: 1976	
DOM: 162	Parking:	

This is a "green remodel." Very pretty, and should provide energy savings. Traditional sale.

This is a Complete Remodel with Solar Photovoltaic Panels that Produce Approx 75% Of the Electricity Needed to Run the Home. Tankless Water Heating Saves Big on Water and Natural Gas Use and Expense, As Does Smarttimer Sprinkler System. Bamboo Floors, Beautiful New Neutral Carpet, No-Voc Paints, Beautiful Icestone Countertops, Designer Glass-Tile Backsplashes. Energy Star