



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

Saturday, June 13, 2009



*Short sale*

Address: 25425 Navajo Drive  
Active 9/27/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5778
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$549,000	Sqft: 2253	Cooling: Central
Original Price: \$649,000	\$/Sqft: \$243.68	
Date Listed: 9/27/2008	Year Built: 1975	
DOM: 259	Parking:	

The Perfect Buyer Opportunity! This is One of Lake Forest Great Family Neighborhood, Walking Distance to High School, Elementary and Junior High. With a Brand New State of the Art Kitchen and Laundry area Worth \$50,000. Was Recently Done. This Popular 2 Story Home with One Bedroom and a Bath Downstairs, And a Huge Master Suite w/Remodeled Bath and Private Deck w/ Gret View. New Ligh Fixture, New



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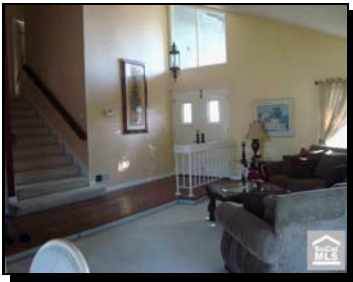


Short sale

**Address: 21892 Apache Drive  
Backup Offer 4/20/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 10000
Map Code: 891J2	Bathrooms: 3	Heating: Forced Air
List Price: \$499,000	Sqft: 2300	Cooling: Ceiling Fan(S), Central
Original Price: \$499,000	\$/Sqft: \$216.96	
Date Listed: 4/20/2009	Year Built: 1975	
DOM: 7	Parking:	

This One has it All\* Great Neighborhood\* Huge Lot\* Open Floorplan\*Private Corner Lot\*Good Size Bedrooms with One Downstairs\*Wood Flooring\* Vaulted Ceilings\* Kitchen Opens to Family Room\* Plenty of Kitchen Cabinets\* Cozy Fireplace in Family Room\*Close to Lake, Schools, Shops, Parks and Sun and Sail Club\*Low Tax Rate\*Ready to Move In\*



**Address: 25491 Shawnee Drive  
Backup Offer 5/16/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6600
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$505,000	Sqft: 2300	Cooling: Central
Original Price: \$505,000	\$/Sqft: \$219.57	
Date Listed: 5/16/2009	Year Built: 1975	
DOM: 6	Parking:	

Located Near Schools, Shopping, Easy Access to Business Areas and Freeways. Cathedralceilings, Wood Entry Flooring, Travertine Flooring in Kitchen and Family Room. Open Large Living and Formal Dining and Kitchen with Nook. Cozy Family Room with Fireplace. Large Backyard with Fruit Trees, Grass area and Raised Flower Bed. Recently Painted, Roof Replaced. Great Curb Appeal, Laege Shade



Short sale

**Address: 25483 Shawnee Drive  
Backup Offer 1/13/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6549
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$525,000	Sqft: 2268	Cooling: Central
Original Price: \$549,000	\$/Sqft: \$231.48	
Date Listed: 1/13/2009	Year Built: 1975	
DOM: 47	Parking:	

Great House for a Family and Entertaining Located in Desirable Lake Forest Neighborhood. Large, Open and Bright Floor Plan with Hardwood Floors Downstairs and 4 Large Bedrooms Upstairs. Nice Sized Fenced Yard with Solar Heated Pool and Spa. Walk to Award Winning Schools: Elementary, Middle and High School. Hoa is Part of the Sun and Sail Club.

**Vicki Lloyd**

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes



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*Short sale*

Address: 25441 Cherokee Way  
Pending Sale 2/11/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 7600
Map Code: 891J3	Bathrooms: 2	Heating: Forced Air
List Price: \$450,000	Sqft: 1550	Cooling: No Air Conditioning
Original Price: \$450,000	\$/Sqft: \$290.32	
Date Listed: 2/11/2009	Year Built: 1975	
DOM: 98	Parking:	

Great Single Level Home - Located close to Parks, Schools and Shopping. Includes Lake li with all its Fabulous Amenities. Home has a Warm Country Appeal with an Oversized Corner Lot with Partial View and Privacy. Yard Features Mature Trees and Cottage Style Landscaping. Interior has Added French Doors, Tile Flooring, Lots of Charm. Formal Dining Area, Plus Eating area in the Country



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Saturday, June 13, 2009



*Traditional sale*

**Address: 21951 Apache Drive  
Sold 3/23/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7560
Map Code: 891J3	Bathrooms: 3	Heating: Central, Forced Air
Sale Price: \$485,000	Sqft: 2022	Cooling: Central, Whole House F
Original Price: \$499,000	\$/Sqft: \$239.86	
Date Listed: 2/6/2009	Year Built: 1975	
DOM: 13	Parking:	

Excellent Price on this Single Story Home! This Home is on a Private Corner Lot in a Great Neighborhood. Property has Awesome Curb Appeal, Beautifully Landscaped. Recessed, Gated Entry has Large Fountain/Koi Pond and Double Doors. Functional Floor Plan with Formal Living and Dining Rooms Separate Family Room w/Fireplace. Kitchen Offers Granite Counter Tops/Backsplash



*Bank owned.*

**Address: 25392 Shawnee Drive  
Sold 1/30/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7072
Map Code: 891J2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$523,750	Sqft: 2022	Cooling: Central
Original Price: \$523,750	\$/Sqft: \$259.03	
Date Listed: 10/14/2008	Year Built: 1975	
DOM: 28	Parking:	

Single Level with Interior Tract Location that Does not Back to Any Busy Streets. Newer Than Original Roof and Replaced Windows Throughout. Oversize Living Room has Vaulted Ceilings and Brick Fireplace. 4th Bedroom Could be a Den or Office. Wood Laminate Floors Throughout with Ceramic Tile Floors in Bathrooms. Inside Laundry Room. Large Master Bedroom has Walk-In Closet. Low Tax

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