



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

Saturday, June 13, 2009



Address: 24241 Sparrow Street  
Active 6/11/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5712
Map Code: 891F3	Bathrooms: 3	Heating: Central
List Price: \$629,000	Sqft: 2684	Cooling: Central
Original Price: \$629,000	\$/Sqft: \$234.35	
Date Listed: 6/11/2009	Year Built: 1977	
DOM: 2	Parking:	

Big Spacious 2688 Sq Ft with Four Bedrooms and a Large Bonus Room/Game Room/Office with New Custom Wood Dutch Doors, High Volume Ceilings , New Windows, Large Dining Room off Huge Livingroom with French Windows and Window Seat. Remodeled Kitchen w/ Granite and New Cupboards and Upgraded Stainless Steel Appliances. Masterbath Completely Remodeled with Frameless Glass Shower, Crown New



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**Address: 22216 Crane Street**  
**Backup Offer 4/26/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 4500
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$475,000	Sqft: 2250	Cooling: Central
Original Price: \$475,000	\$/Sqft: \$211.11	
Date Listed: 4/26/2009	Year Built: 1978	
DOM: 46	Parking:	

This is the Buy that You have Been Waiting For!! There is no Where in South Orange County Where You Can find a Single Family House that is 2,250 Sq. Ft. , With 4 Bedrooms, 3 Bathrooms with an Attached Two Car Garage for this Price!! If Your a Sports Fan, There is a Built in Bar that will Give You a Feel of a Sports Bar. The Downstairs has New Tile Flooring. Also, This Community Is



**Address: 24012 Alice Avenue**  
**Backup Offer 5/22/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6000
Map Code: 891F3	Bathrooms: 2	Heating: Forced Air
List Price: \$479,000	Sqft: 1657	Cooling: Central
Original Price: \$479,000	\$/Sqft: \$289.08	
Date Listed: 5/22/2009	Year Built: 1978	
DOM: 6	Parking:	

Magnificent! Impressive Single Level Home in Desirable Park West Estates! Can close in 30 Days! Not a Short Sale or Reo! Newly Remodeled with New Carpet, Fresh Neutral Paint, 4-Inch Baseboards and 18X18 Tile. Very Comfortable and Open Floorplan with Vaulted Ceilings Offers an Abundance of Natural Light! Spacious Open Kitchen Offers Plenty of Room for Family Gatherings, Ss Gas



**Address: 22172 Crane Street**  
**Backup Offer 4/6/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6048
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
List Price: \$589,000	Sqft: 2199	Cooling: Central
Original Price: \$629,000	\$/Sqft: \$267.85	
Date Listed: 4/6/2009	Year Built: 1977	
DOM: 35	Parking:	

*Traditional sale.*

Welcome to Paradise. Vacation in Your Own Backyard While Playing and Relaxing in this Beautifully Tropical Landscapped Salt-Water Pool and Spa. The Built-In Bbq w/Refrigerator and Sound System Make this Home an Entertainer's Delight. Travertine Flooring Throughout bottom Level. New Vinyl Windows, Custom Woodwork, Crown Molding, And Bedroom Ceiling Fans Add Charm to this Lovely,

**Vicki Lloyd**

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes



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*Traditional sale.*

Address: 24372 Peacock Street  
Backup Offer 2/28/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5300
Map Code: 891G3	Bathrooms: 3	Heating: Central
List Price: \$599,000	Sqft: 2320	Cooling: Central
Original Price: \$649,000	\$/Sqft: \$258.19	
Date Listed: 2/28/2009	Year Built: 1977	
DOM: 83	Parking:	

This Home is Right Out of a Magazine. Emotional Appeal Abounds. The Drama Begins with a Double Door Entry that Leads You to an Enclosed Court Yard w/ Slate Stone and Palm Trees. Gorgeous Interior Includes Designer Colors, Tall Baseboards, Smooth Ceilings, Upgraded Baths, State-Of-The Art Kitchen w/ Granite Counters and Custom Cabinetry, Wood Floorings, Updated Windows.



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

Saturday, June 13, 2009



Address: 22031 Heidi Avenue  
Hold Do Not 5/28/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5304
Map Code: 891F3	Bathrooms: 2	Heating: Forced Air
List Price: \$449,000	Sqft: 1705	Cooling: Central
Original Price: \$399,000	\$/Sqft: \$263.34	
Date Listed: 5/28/2009	Year Built: 1981	
DOM: 6	Parking: 2	

This is the Home You have Been Searching For... Spacious Single Level in Great Neighborhood!. Outstanding area of Detached Homes Walking Distance to the Lakes. Kitchen has Granite Counters and Stainless Steel Appliances, Breakfast Counter and Country Kitchen area for Gatherings. Walk Through the French Doors to a Very Usable Yard Perfect for Bar-B-Ques. Incredible Master Bath