



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

Tuesday, October 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: 381	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



Standard sale.

Address: 21882 Sioux Drive
Active 8/25/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 7821
Map Code: 891J2	Bathrooms: 3	Heating: Forced Air
List Price: \$650,000	Sqft: 1789	Cooling: Central
Original Price: \$650,000	\$/Sqft: \$363.33	
Date Listed: 8/25/2009	Year Built: 1975	
DOM: 49	Parking:	

Beautifully Maintained and Updated, Single-Level Home in the Indian Hills Tract of Lake Forest. The Kitchen was Remodeled 4 Years Ago, With New Cabinets, And Countertop, And New Appliances. Large Garden Window At the Kitchen Sit-Up Bar. White Appliances, Corian Counters, And Marble Flooring Thru-Out the Home. The Living Room has a Cozy Fireplace, Updated, Scraped Ceilings, And Crown



Standard sale. Appointment only due to dogs.

Address: 25449 Navajo Drive
Active 10/5/2009

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 7776
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$749,900	Sqft: 2502	Cooling: Central
Original Price: \$749,900	\$/Sqft: \$299.72	
Date Listed: 10/5/2009	Year Built: 1975	
DOM: 8	Parking:	

Awesome Upgraded and Updated 5 Bedroom 3 Car Garage Home. Great Interior Quiet Location. Custom Baseboards and Crown Moulding. Hardwood Flooring, Security System, Plantation Shutters, Large Master Retreat, Granite in all Bathrooms. Large Mature Back Yard with Ferns, Pine Trees, And Birch. 5 Types of Fruit Trees. Pond and Waterfall in Back Yard, Must See to Believe this Treasure.

Vicki Lloyd

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Specializing in Lake Forest Homes



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Short sale.

Address: 25361 Navajo Drive
Backup Offer 5/28/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7820
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$400,000	Sqft: 2001	Cooling: Central
Original Price: \$400,000	\$/Sqft: \$199.90	
Date Listed: 5/28/2009	Year Built: 1975	
DOM: 104	Parking:	

Spacious One Story Total Fixer 4Br, 2. 5 Bath, With a Large Front and Back Yard, Fruite Trees, Patio Cover. Nice Area, Member of Sun and Sail Club. This is the One You have Been Looking for to Fix and Upgrade. Award Winning Schools, Hoa is Part of Sun and Sail Club.



Short sale.

Address: 25481 Shawnee Drive
Backup Offer 8/2/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6720
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$475,000-\$525,000	Sqft: 2300	Cooling: Central
Original Price: \$525,000	\$/Sqft: \$228.26	
Date Listed: 8/2/2009	Year Built: 1978	
DOM: 57	Parking:	

Sun and Sail Club Assoc. In Indian Hills Community. Property has Been Well Maintained. Large Back Yard with in Ground Spa. The Price will Make this Property Go Fast.

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Short sale

Address: 21892 Apache Drive
Pending Sale 4/20/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 10000
Map Code: 891J2	Bathrooms: 3	Heating: Forced Air
List Price: \$450,000	Sqft: 2300	Cooling: Ceiling Fan(S), Central
Original Price: \$499,000	\$/Sqft: \$195.65	
Date Listed: 4/20/2009	Year Built: 1975	
DOM: 145	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*



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Short sale

Address: 25441 Cherokee Way
Sold 6/15/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 7600
Map Code: 891J3	Bathrooms: 2	Heating: Forced Air
Sale 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



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



Short sale

Address: 25483 Shawnee Drive
Sold 7/8/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6549
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$495,000	Sqft: 2268	Cooling: Central
Original Price: \$549,000	\$/Sqft: \$218.25	
Date Listed: 1/13/2009	Year Built: 1975	
DOM: 98	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

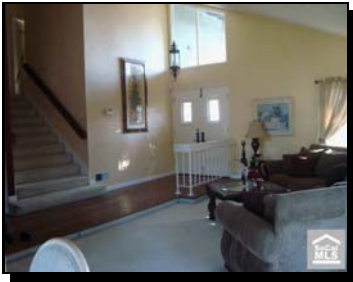
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In foreclosure at time of sale.

Address: 25491 Shawnee Drive
Sold 8/2/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6600
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$502,000	Sqft: 2300	Cooling: Central
Original Price: \$505,000	\$/Sqft: \$218.26	
Date Listed: 5/16/2009	Year Built: 1975	
DOM: 6	Parking:	

Located Near Schools, Shopping, Easy Access to Business Areas and Freeways. Cathedral ceilings, 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



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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