



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

Tuesday, October 13, 2009



Standard sale

Address: 24232 Angela Street  
Active 8/19/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
List Price: \$675,000	Sqft: 2812	Cooling: Central
Original Price: \$675,000	\$/Sqft: \$240.04	
Date Listed: 8/19/2009	Year Built: 1981	
DOM: 55	Parking:	

This Home has a Large Welcoming Living Room/Dining Room with New Windows and Leaded Glass Front Door to Flood the Room with Morning Sun. The Heart of the Home is the Renovated Kitchen with Granite Counter Tops, Pull Out Lower Shelves, Updated Lighting and a Walk-In Pantry. The Large Island Serves As a Gathering Site for Family Life and Parties. The Home has a New (2006) Furnace And



Standard sale

Address: 22161 Crane Street  
Active 8/4/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891G3	Bathrooms: 3	Heating: Electric
List Price: \$680,000	Sqft: 2444	Cooling: Ceiling Fan(S), Electric
Original Price: \$680,000	\$/Sqft: \$278.23	
Date Listed: 8/4/2009	Year Built: 1977	
DOM: 70	Parking:	

Access to Lake!!4 Bedrooms, 2 with Private Rooms. Master Bedroom w/ Full Private Bath w/ Double Sinks and Fireplace. Crown Molding and Entrance to Family Room. Vaulted Ceilings,4 Fireplaces, Mini Bar w/Sink, Double Pane Windows, French Doors, Walk-In Closets,2 Car Garage, Air Conditioning and Ceiling Fans, 3 Bedrooms Upstairs and 1 Downstairs. Carpet and Tile Throughout House. Newer Pool and Jacuzzi w/

**Vicki Lloyd**

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*Short sale*

Address: 22216 Crane Street  
Hold Do Not 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: 124	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



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*Foreclosed Flipper house.*

**Address: 24012 Alice Avenue**  
**Sold 6/26/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6000
Map Code: 891F3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$480,000	Sqft: 1657	Cooling: Central
Original Price: \$479,000	\$/Sqft: \$289.68	
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



*Short sale*

**Address: 22031 Heidi Avenue**  
**Sold 9/21/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5304
Map Code: 891F3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$485,000	Sqft: 1705	Cooling: Central
Original Price: \$399,000	\$/Sqft: \$284.46	
Date Listed: 5/28/2009	Year Built: 1981	
DOM: 83	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



*Bank-owned REO*

**Address: 22156 Pheasant Street**  
**Sold 8/25/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6426
Map Code: 891F3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$519,000	Sqft: 2444	Cooling: No Air Conditioning
Original Price: \$541,000	\$/Sqft: \$212.36	
Date Listed: 6/29/2009	Year Built: 1977	
DOM: 28	Parking:	

Charming Lake Forest Home in Cul De Sac. Excellent Floorplan with One Bed and Bath Downstairs. Inviting Entry to Large Living Room with Cozy Sitting area in Front of Fireplace. Stunning Master Bedroom has its Own Fireplace and Large Master Bath with Oral Tub. New Windows and French Doors. Come and Enjoy this Beauty. Close to Freeways, Shopping and Entertainment.

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*Traditional sale. This is a foreclosed flip.*

**Address: 24372 Peacock Street  
Sold 6/23/2009**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5300
Map Code: 891G3	Bathrooms: 3	Heating: Central
Sale Price: \$587,000	Sqft: 2320	Cooling: Central
Original Price: \$649,000	\$/Sqft: \$253.02	
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.



*Traditional sale.*

**Address: 22172 Crane Street  
Sold 6/22/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6048
Map Code: 891G3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$594,000	Sqft: 2199	Cooling: Central
Original Price: \$629,000	\$/Sqft: \$270.12	
Date Listed: 4/6/2009	Year Built: 1977	
DOM: 35	Parking:	

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,



*Traditional sale.*

**Address: 24241 Sparrow Street  
Sold 8/3/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5712
Map Code: 891F3	Bathrooms: 3	Heating: Central
Sale Price: \$619,000	Sqft: 2684	Cooling: Central
Original Price: \$629,000	\$/Sqft: \$230.63	
Date Listed: 6/11/2009	Year Built: 1977	
DOM: 51	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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