



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

Monday, October 12, 2009



Short sale

Address: 22046 Lakeland Avenue
Active 10/1/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 1430
Map Code: 891H3	Bathrooms: 3	Heating: Central
List Price: \$300,000	Sqft: 1610	Cooling: Central
Original Price: \$300,000	\$/Sqft: \$186.34	
Date Listed: 10/1/2009	Year Built: 1971	
DOM: 11	Parking:	

Big and Bright ! 4 Bedroom Home in the Heart of Lake Forest Across the Street from the Prestigious Sail and Sun Club. Family Kitchen. Patio with Laundry Room and Direct Access to the Carport. Green Belt in Front of the Townhome. Great Cul De Sac Location.



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Standard sale.

Address: 21755 Lake Vista Drive
Backup Offer 8/10/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 1364
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
List Price: \$310,000	Sqft: 1650	Cooling: No Air Conditioning
Original Price: \$310,000	\$/Sqft: \$187.88	
Date Listed: 8/10/2009	Year Built: 1973	
DOM: 63	Parking:	

Beautiful 4 Bedroom/2.5 Bath Condo Located on Tree-Lined Greenbelt. Gorgeous Custom Paint Throughout. Outside Laundry Room with Storage and Attic Storage. Ceiling Fans in Every Room. Large Patio with Direct Access to 2 Carports. Balcony off of Master Bedroom. Member of Sun and Sail Club with Access to Pools, Playground, Clubhouse, Spa, Tennis Courts, Volleyball Courts,



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Address: 21783 Lake Vista Drive
Hold Do Not 6/23/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1430
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
List Price: \$249,000	Sqft: 1412	Cooling: Central
Original Price: \$285,000	\$/Sqft: \$176.35	
Date Listed: 6/23/2009	Year Built: 1972	
DOM: 108	Parking:	

Short Sale



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Short sale

Address: 24821 Lakefield Street
Pending Sale 3/19/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1386
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
List Price: \$199,000	Sqft: 1620	Cooling: No Air Conditioning
Original Price: \$299,000	\$/Sqft: \$122.84	
Date Listed: 3/19/2009	Year Built: 1977	
DOM: 14	Parking:	

Best Location in Complex with Front Row Lake View! 3 Bd. 2.5 Ba. Lakeside Park' Condo. Large Private Patio Area. Private Unit Location Surrounded By Greenbelt, 2 Stories, Nobody Above or Below, Inside Laundry Hookups, All with Lake and Recreation Access.



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Bank owned

Address: 21709 Lake Vista Drive
Sold 3/11/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$218,000	Sqft: 1490	Cooling: No Air Conditioning
Original Price: \$249,900	\$/Sqft: \$146.31	
Date Listed: 10/10/2008	Year Built: 1972	
DOM: 133	Parking: 0	

Spacious Home with Three Large Bedrooms. Large Kitchen with a Space to Fit a Large Dining Table. Nice Enclosed Patio to Enjoy the Evenings. Come and Bring Your Clients to See this Property Located in One of the Quietest area in Lake Forest. Enjoy the Lake Across Street and Live Large. Laundry Hookups in the Storge Closet on the Patio. Conveniently Located. . . Easy Access To



Bank-owned REO

Address: 21962 Lakeland Avenue
Sold 3/5/2009

City: Lake Forest (Lf)	Bdrms: 2	Lot Size: 1950
Map Code: 891H3	Bathrooms: 1	Heating: Forced Air
Sale Price: \$223,000	Sqft: 987	Cooling: Central
Original Price: \$255,000	\$/Sqft: \$225.94	
Date Listed: 8/22/2008	Year Built: 1971	
DOM: 137	Parking:	

Extensively and Tastefully Remodeled Single Level Condo with it's Own Private Yard and No-One Above or Below. Granite Counters in Kitchen, High-Quality Replacement Windows and Door, Spajets in Tub, Bathroom Reconfigured to be Double Sink Counter, Lovely Porcelain Tile Throughout, Recessed Lighting, High-End Appliances. Custom Closets in Bedrooms. Newer Ac and Heatpump. Water Heater



**Short Sale*

Address: 21702 Lake Vista Drive
Sold 4/10/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1860
Map Code: 891G2	Bathrooms: 2	Heating: Central
Sale Price: \$245,000	Sqft: 1236	Cooling: Central
Original Price: \$279,000	\$/Sqft: \$198.22	
Date Listed: 6/9/2008	Year Built: 1976	
DOM: 203	Parking:	

This Property Features 2 Bedrooms Plus Bonus Bedroom that Could Easily be Used As a Third Bedroom. Very Nice and Open Floor Plan Which Offers a Nice Cozy Firplace in Living Room. Very Large and Bright Kitchen, Property Also Features a Large Entertaining Patio Enough Room for a Pet and Nice Bbq. Easy Access to the 2 Car Covered Cartport from Back Patio. Property has Plenty of Storage

Vicki Lloyd

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes



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

Monday, October 12, 2009



Bank owned

Address: 21992 Lakeland Avenue
Sold 1/2/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1386
Map Code: 891H3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$250,000	Sqft: 1392	Cooling: Central
Original Price: \$259,900	\$/Sqft: \$179.60	
Date Listed: 11/10/2008	Year Built: 1971	
DOM: 8	Parking:	

Must See !! Beautiful Home in Peaceful Neighborhood ! Enjoy the Club House and Tennis Courts Which are Great for Entertaining. Perfect for First Time Home Buyers!



Short sale

Address: 21706 Lake Vista Drive
Sold 7/11/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891g2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$270,000	Sqft: 1672	Cooling: Central
Original Price: \$350,000	\$/Sqft: \$161.48	
Date Listed: 1/10/2009	Year Built: 1976	
DOM: 142	Parking:	

3 Bedroom Home in Great Area! This Spacious Unit is Located on a Greenbelt with View of Forest and Short Distance to the Lake. Large Living Room with Nice Wood Flooring and Wet Bar. Lots of Cabinet Space with Center Island in the Kitchen. Nice Size Patio for Entertaining. Laundry and Storage Room off Patio. Member of Sun and Sail Club With



Short sale

Address: 21767 Lake Vista Drive
Sold 7/8/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$270,000	Sqft: 1495	Cooling: Ceiling Fan(S), Central
Original Price: \$259,999	\$/Sqft: \$180.60	
Date Listed: 3/25/2009	Year Built: 1972	
DOM: 104	Parking:	

Incredible Price!! Spectacular Lake-Close Residence Tucked in Tranquil Setting in Fabulous Lake Forest Neighborhood! Sitting on Large Greenbelt, This Home is the Ideal Combination of Location, Curb Appeal and Design! Light and Spacious Floorplan Enhanced By Neutral Color Scheme, Gorgeous Tile Flooring, Crown and Base Molding, Recessed Lighting and More! Stunning Gourmet Kitchen Boasts

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Bank owned REO

Address: 21818 Lake Vista Drive
Sold 7/31/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1860
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$270,000	Sqft: 1235	Cooling: Central
Original Price: \$244,900	\$/Sqft: \$218.62	
Date Listed: 6/23/2009	Year Built: 1976	
DOM: 8	Parking:	

Beautiful Single Story End Unit in Great Location with View of Greenbelt. Freshly Painted with New Carpet. Shows Light and Bright. This Won't Last.



Bank owned

Address: 21799 Lake Vista Drive
Sold 2/25/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1364
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$276,600	Sqft: 1440	Cooling: Central
Original Price: \$292,900	\$/Sqft: \$192.08	
Date Listed: 10/26/2008	Year Built: 1973	
DOM: 52	Parking:	

Upgraded Interior Townhome Style Attached Sfr Unit in Well Kept Pud Called 'lakeside Park'. Unit Fronts Greenbelt with Quiet Location and Greenbelt View! Newer Stone-Like Tile Flooring Throughout 1st Floor and Living Room has 2 Large Windows Providing an Abundance of Natural Light. Remodeled Kitchen with Light Wood Cabinets, Granite Counters, Newer Appliances and Kitchen Island.



Traditional sale

Address: 21734 Lake Vista
Sold 10/6/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 1860
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$285,000	Sqft: 1250	Cooling: Central
Original Price: \$298,800	\$/Sqft: \$228.00	
Date Listed: 5/28/2009	Year Built: 1976	
DOM: 125	Parking:	

Rare Single Story Single Family Residence Attached in the Heart of Lake Forest.. . Walk to Lake, Tennis Courts, Pool, Club House. No One Above and no One Below. Great Location. 3 Bedrooms 2 Bath Home with a Nice Size Yard and Two Carports Directly Behind Unit. Plenty of Parking for Guests. 3rd Bedroom is Now Being Used As Den. Must See to Appreciate. New A/C and Furnace.. . Fha Approved

Vicki Lloyd

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Investor owned.

**Address: 21727 Lake Vista Drive
Sold 2/18/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 1364
Map Code: 891G2	Bathrooms: 3	Heating: Central
Sale Price: \$300,000	Sqft: 1700	Cooling: Central
Original Price: \$309,000	\$/Sqft: \$176.47	
Date Listed: 12/8/2008	Year Built: 1972	
DOM: 40	Parking:	

One of a Kind in the Market, 4 Bedrooms and 3 Baths. New Appliances in the Kitchen with Warranties, And Washer/Dryer. New Paint Without Popcorn Ceiling. Laminated Wood, Tile and New Fresh Carpet Floorings. New Fixtures in all Bathroom with a New Bathtub. New Recessed Lighting, Granite Counter Top, Modern Cabinets in the Kitchen. 2 Carports Leading to Direct Access to Back Patio Area.