



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

Tuesday, October 13, 2009



Address: 22615 Killy Street
Backup Offer 11/17/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
List Price: \$399,900	Sqft: 1471	Cooling: Central
Original Price: \$399,900	\$/Sqft: \$271.86	
Date Listed: 11/17/2008	Year Built: 1972	
DOM: 330	Parking:	

Short sale. Previously sold for \$680,000 in November 2006.

4 Bed/2 Bath Single Level Home in a Great Part of Lake Forest. This Gorgeous Upgraded Kitchen has New Cabinetry, Granite Counters, And Marble Flooring and Stainless Steel Appliances. The Kitchen Features a Built in Desk/Computer Area. Beautiful Wood Laminate Flooring in Family Room and Bedrooms. The Bathrooms have Granite. There is Wainscoting, Upgraded Baseboards and Crown Molding



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

Tuesday, October 13, 2009



Address: 22685 Dunkenfield Circle
Pending Sale 2/9/2008

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
List Price: \$450,000	Sqft: 1404	Cooling: Central
Original Price: \$499,000	\$/Sqft: \$320.51	
Date Listed: 2/9/2008	Year Built: 1972	
DOM: 335	Parking:	

**Short sale - per agent price has been approved by lender. Previously sold for \$565,000 in October 2004*

Great 4 Bedroom 2 Bathroom House Located in Lake Forest. Very Well Maintained with Good Sized Backyard. Home is Located on a Cul-De-Sac.



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

Tuesday, October 13, 2009



Another short sale

Address: 22631 Dunkenfield Circle
Sold 2/5/2009

City: Lake Forest (Lf)	Bdrms: 2	Lot Size: 4200
Map Code: 891J4	Bathrooms: 1	Heating: Forced Air
Sale Price: \$312,000	Sqft: 1100	Cooling: Central
Original Price: \$399,000	\$/Sqft: \$283.64	
Date Listed: 9/2/2008	Year Built: 1972	
DOM: 114	Parking:	

Nice, Comfortable Home on a Cul-Da-Sac, Right Up Against Ranchwood Park with Large, Matured Trees all Around. Walk to Basket Ball Court or Play Ground, Or Just Take a Nice Walk! Property has Been Expanded off the Kitchen, Nice Dining area with Separate Sliding Glass Door Leading to Back Yard Patio. Newer Granite Counter Tops, Sink, Travertine Flooring, Bull Nosed Corners, Travertine Bathroom



This property was bank owned, but the agent didn't put it on the market until it was already sold.

Address: 22535 Killy Street
Sold 3/23/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5000
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
Sale Price: \$400,000	Sqft: 1400	Cooling: Central
Original Price: \$399,800	\$/Sqft: \$285.71	
Date Listed: 3/23/2009	Year Built: 1972	
DOM:	Parking:	



Bank owned.

Address: 22616 Dunkenfield Circle
Sold 4/1/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 4940
Map Code: 891J4	Bathrooms: 2	Heating: Forced Air
Sale Price: \$410,000	Sqft: 1492	Cooling: Central
Original Price: \$395,900	\$/Sqft: \$274.80	
Date Listed: 2/19/2009	Year Built: 1972	
DOM: 11	Parking:	

Best in Ranchwood Community. Cul-De-Sac Location. 4 Bedroom 2 Bath Single Level Pool Home! Home is 1,492 Square Feet. Charming Floor Plan with Open Kitchen and Fireplace in Living Room. Seller is in Process of Having Home Painted and New Carpets to be Installed.

Vicki Lloyd

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes