



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

Monday, October 12, 2009



*Bought at foreclosure sale, fixed up and back on the market.*

**Address: 25612 Hazelnut Lane**  
**Active 9/3/2009**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5100
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$574,900	Sqft: 2145	Cooling: Central
Original Price: \$599,900	\$/Sqft: \$268.02	
Date Listed: 9/3/2009	Year Built: 1977	
DOM: 16	Parking:	

Spectacular Home in Great Neighborhood. Great Curb Appeal: Covered Front Porch; Stucco with Brick Exterior. Extensive Remodel and Wonderful Floorplan. Wrought Iron Staircase and Balcony Railings; Travertine Flooring in Foyer, Kitchen and Laundry Room; Gourmet Kitchen with Mocha Cabinets and Granite Countertops; Floor to Ceiling Fireplace and Built-In Desk in Family Room; Inside Laundry



*Standard sale.*

**Address: 22375 Prairie Road**  
**Active 9/28/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5643
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
List Price: \$629,000	Sqft: 2486	Cooling: Ceiling Fan(S), Central
Original Price: \$629,000	\$/Sqft: \$253.02	
Date Listed: 9/28/2009	Year Built: 1976	
DOM: 14	Parking:	

Charming Curb Appeal, Luxurious Hardwood Floors and Lots of Windows Welcome You Into this Lovely Family Home. Light and Bright and Turn Key, You Don't Want to Miss this One. Perfect for Entertaining and Family Living, This Home has an Open Floorplan and Large Rooms. Just off the Open and Updated Kitchen (With Walk in Pantry), The Family Room has Built In's for a Flat Screen,

**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

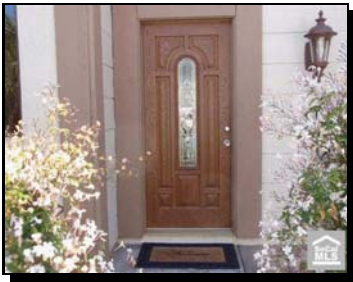


*REO - Lender owned.*

**Address: 25715 Nugget  
Sold 3/28/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5225
Map Code: 891J3	Bathrooms: 2	Heating: Other Heating
Sale Price: \$424,000	Sqft: 1499	Cooling: Other
Original Price: \$389,900	\$/Sqft: \$282.86	
Date Listed: 1/28/2009	Year Built: 1975	
DOM: 11	Parking:	

Excellent 4 Bedroom 2 Bath Located in the Ranchwood area in Lake Forrest, Wood Floors Throughout Home, Upgraded Kitchen! Low Association Dues! Wont Last!!!!!!!

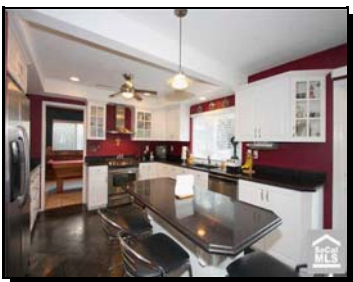


*Investor owned. Bought at foreclosure sale, then fixed up for sale.*

**Address: 22382 Silver Spur  
Sold 4/22/2009**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 7350
Map Code: 891J3	Bathrooms: 2	Heating: Forced Air
Sale Price: \$435,000	Sqft: 1471	Cooling: Central
Original Price: \$429,000	\$/Sqft: \$295.72	
Date Listed: 3/28/2009	Year Built: 1974	
DOM: 4	Parking:	

Charming Ranchwood Home in Serrano Ridge Situated on a Very Large Private Corner Lot in a Wonderful Neighborhood! Newly Remodeled with Custom Paint, New Carpet, Mirrored Closet Doors and New Front Door with Tiffany Glass Center Window. Kitchen Offers Recessed Lighting, New Microwave, Dishwasher and Large Picture Window with View of Backyard. Very Open and Spacious Floorplan. Home Also



*Standard Sale*

**Address: 22432 Silver Spur  
Sold 8/3/2009**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5697
Map Code: 891J4	Bathrooms: 3	Heating: Central
Sale Price: \$530,000	Sqft: 1912	Cooling: Central
Original Price: \$525,000	\$/Sqft: \$277.20	
Date Listed: 6/14/2009	Year Built: 1974	
DOM: 5	Parking: 0	

Very Nice Home in a Very Nice Neighborhood Near Schools, Shopping and a Short Distance to the Toll Road.. Location, Location, Location. Recently Remodeled Kitchen w/ Range, Stainles Steel Exhaust Fan, Granite, Sink, Fixtures, Built-In Office Alcove, Roll-Out Drawers, Center Island New Energy Windows and Glass Slider to the Rear Yard. Recently Repainted Thru Out and a New

**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



*Fixer in original condition.*

**Address: 25541 Loganberry Lane**  
**Sold 9/22/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5200
Map Code: 891J3	Bathrooms: 3	Heating: Central
Sale Price: \$560,000	Sqft: 2814	Cooling: Central
Original Price: \$565,000	\$/Sqft: \$199.00	
Date Listed: 6/5/2009	Year Built: 1976	
DOM: 71	Parking:	

This Unpolished Gem is Waiting for Your Personal Touch. It has so Much to Offer. Central Location Within the Woodwalk Community Homes. Desirable Neighborhood Walk to Schools, Parks and Shopping in close Proximity. It has a Wonderful Association with Low Monthly Fees that Offers Many Amenities Such As the Sun and Sail Club for all of Your Recreation Needs. How Many Times have You

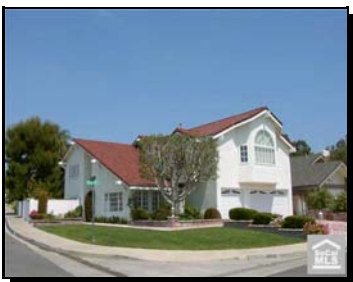


*Bank owned REO! Only \$202/square foot!*

**Address: 25642 Hazelnut Lane**  
**Sold 1/28/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5227
Map Code: 891J3	Bathrooms: 3	Heating: No Heating
Sale Price: \$570,000	Sqft: 2864	Cooling: No Air Conditioning
Original Price: \$579,900	\$/Sqft: \$199.02	
Date Listed: 8/22/2008	Year Built: 1979	
DOM: 40	Parking:	

Spacious Two Story Home in Lake Forest. This Home Features 4 Bedrooms, 2.5 Bathrooms, 3 Car Garage, An Office/Den, A Living Room with a Brick Fireplace, Inside Laundry Room, And a Patio with a Built in Bbq Station and Private Spa. This Home Truly has so Much to Offer.



*Traditional sale!*

**Address: 25535 Sawmill Lane**  
**Sold 6/18/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6760
Map Code: 891J3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$633,000	Sqft: 2959	Cooling: Central
Original Price: \$699,900	\$/Sqft: \$213.92	
Date Listed: 5/14/2009	Year Built: 1975	
DOM: 9	Parking:	

Highly Customized Home in Excellent Condition! Remodeled Kitchen with New Cabinets, Appliances, Granite Counters. Recessed Lighting, Crown Molding, Tall Base Boards, Textured Ceilings, Dual Paned Wood French Windows and Doors, Plantation Shutters, Updated Baths. Fireplaces (Wood or Gas) In Family Room, Game Room and Master Bedroom. Large Private Yard with New Patio Cover and Used

**Vicki Lloyd**

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes