



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

Monday, October 12, 2009



**Address: 21751 Eveningside Lane**  
**Hold Do Not 10/3/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6174
Map Code: 891G2	Bathrooms: 3	Heating: Forced Air, Natural Gas
List Price: \$539,900	Sqft: 2800	Cooling: Central
Original Price: \$539,900	\$/Sqft: \$192.82	
Date Listed: 10/3/2009	Year Built: 1976	
DOM: 8	Parking:	

*Standard sale - available to show beginning 10/19*

Desirable Oaks Home. Almost 3000 Sq Feet with 4 Bedrooms, 3 Baths. Living Room with Conversation Pit and Fireplace. Kitchen with Tile Floor, Reading Room, Dining Room and Living, 3 Bedrooms 2 Baths on Ground Floor. Kitchen Opens to Atrium Area. Vaulted Ceilings and Skylights. Open Stairway to 2nd Floor Addition with 4th Bedroom, Full Bath and Large Bonus/Family Room. In-Ground Spa, Lavish



**Address: 24762 Sunset Lane**  
**Hold Do Not 2/28/2009**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 6912
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
List Price: \$564,800	Sqft: 1844	Cooling: Central
Original Price: \$599,000	\$/Sqft: \$306.29	
Date Listed: 2/28/2009	Year Built: 1976	
DOM: 177	Parking:	

*Highly upgraded with pool too! Traditional sale.*

A One of a Kind Must See!! Single Level Pool/Spa Home with Lake/Fireworks View from Back Patio. Large, Private Outdoor Living Space, Lounge and Poolside Areas Great for Entertaining. 3 Bedroom, 2 Baths Plus Open Den/TV Room. Two Bedrooms Used As Exercise Room and Office, Both with Closets. Remodeled Open Kitchen has Beautiful Maple Cabinets, Jenn-Aire Ss Appliances,

**Vicki Lloyd**

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*Short Sale*

Address: 24772 Summerwind Lane  
Pending Sale 9/19/2009

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5085
Map Code: 891G2	Bathrooms: 2	Heating: Central
List Price: \$439,000	Sqft: 1556	Cooling: Ceiling Fan(S), Central
Original Price: \$429,000	\$/Sqft: \$282.13	
Date Listed: 9/19/2009	Year Built: 1975	
DOM: 9	Parking:	

Highly Desirable 3 Bedroom, 2 Bath in the Quiet Neighborhood of the Oaks. Walking Distance to the Sun and Sail Club. Newly Redone Kitchen, Travertine Floors, Distressed Hardwod in Bedrooms. All New Dual Pane Windows and Sliders, Cathedral Ceilings and Great Contemporary Design - Lots of Windows and Light. Master Suite Enjoys a Walk-In Closet and a Private Patio. Membership to the Sun



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*Traditional sale.*

**Address: 24836 Oak Creek Lane  
Sold 7/24/2009**

City: Lake Forest (Lf)	Bdrms: 2	Lot Size: 5040
Map Code: 891H2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$400,000	Sqft: 1556	Cooling: No Air Conditioning
Original Price: \$400,000	\$/Sqft: \$257.07	
Date Listed: 7/24/2009	Year Built: 1975	
DOM:	Parking:	

Sold While Processing. Entered for Comps Only.



*Short Sale - finally closed after 221 days on the market!*

**Address: 21812 Quiet Oak Drive  
Sold 7/31/2009**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 5490
Map Code: 891H2	Bathrooms: 2	Heating: Central
Sale Price: \$410,000	Sqft: 1556	Cooling: Central
Original Price: \$499,000	\$/Sqft: \$263.50	
Date Listed: 9/2/2008	Year Built: 1975	
DOM: 221	Parking:	

Highly Desirable 3 Bedroom, 2 Bath in the Quiet Neighborhood in the Oaks. Walking Distance to the Sun and Sail Club. Three Bedroom, Two Bath. Cathedral Ceilings in Living Room. Master Suite Enjoys a Walk-In Closet and a Private Patio. Membership to the Sun and Sail Club is Included in Assoc. Dues.



*Traditional sale*

**Address: 21802 Northwood Lane  
Sold 5/21/2009**

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 5445
Map Code: 891H2	Bathrooms: 3	Heating: Forced Air
Sale Price: \$450,000	Sqft: 1844	Cooling: Central
Original Price: \$519,000	\$/Sqft: \$244.03	
Date Listed: 3/20/2009	Year Built: 1976	
DOM: 24	Parking:	

Huge Price Reduction! Fabulous Location for this Single Story Home that Boasts Four Bedrooms and Three Baths (Two Master Suites), Lg Sunken Tub, Lg Walk-In Closet, Step Down Living Room, Volume Ceilings, Formal Dining Room, Eat in Kitchen, Atrium Between Secondary Rooms with Sliding Glass Access from Both Rooms. Amenities Include the Wonderful Sun and Sail Club with Pools,

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*Traditional sale.*

**Address: 24816 Bent Tree Lane**  
**Sold 8/7/2009**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 4995
Map Code: 891H2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$520,000	Sqft: 1900	Cooling: Central
Original Price: \$499,000	\$/Sqft: \$273.68	
Date Listed: 6/24/2009	Year Built: 1976	
DOM: 8	Parking:	

This is a Really Cute Single Story Home. Light and Bright, Well Maintained, Remodeled Kitchen. Situated in the Center of the Neighborhood. Member of Sun and Sail Club. Low Taxes. Easy Walk to Schools and Shopping.



*Traditional sale.*

**Address: 24756 Sunset Lane**  
**Sold 4/24/2009**

City: Lake Forest (Lf)	Bdrms: 3	Lot Size: 4815
Map Code: 891G2	Bathrooms: 2	Heating: Forced Air
Sale Price: \$530,000	Sqft: 1800	Cooling: Central
Original Price: \$615,000	\$/Sqft: \$294.44	
Date Listed: 8/12/2008	Year Built: 1976	
DOM: 226	Parking:	

Award-Winning Modified B Plan on Premium Lake View Lot. Custom Wrought Iron Gate Opens Onto Private Garden Entry with Flowers and Greenery. Large Living Room with Floor to Ceiling Brick Fireplace, Volume Ceilings. Dining area has Glass Doors to Patio and Lake View. Large Kitchen with Maple Cabinets and Corian Counters. 3 Bdrms or 2 Bedrms and Den, Two Full Baths. Newer A/C,

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