



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

Tuesday, October 6, 2009



Short sale

Address: 25092 Carolwood
Active 7/13/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7000
Map Code: 891h3	Bathrooms: 3	Heating: Forced Air
List Price: \$519,000	Sqft: 2467	Cooling: Ceiling Fan(S), Central
Original Price: \$599,000	\$/Sqft: \$210.38	
Date Listed: 7/13/2009	Year Built: 1978	
DOM: 85	Parking:	

This is a 4 Bedroom+loft Home. Located on Quite At the End of the Cul-De-Sec. Beautiful Designed Mainfloor Mastersuite, Huge Private Redwood Deck off Family Room Great for Entertaining. Easy Walk to Schools.



Address: 25192 Cineria Way
Active 9/10/2009

City: Lake Forest (Lf)	Bdrms: 5	Lot Size: 7420
Map Code: 891H3	Bathrooms: 3	Heating: Central
List Price: \$715,000	Sqft: 3055	Cooling: Central
Original Price: \$735,000	\$/Sqft: \$234.04	
Date Listed: 9/10/2009	Year Built: 1976	
DOM: 26	Parking:	

A Great Home in a Great area of Lake Forest (The Woods). The Master Suite is on the Main Floor. The Other 4 Bedrooms are Upstairs and all have Vaulted Ceilings and are Adjacent to a Large Secondary Family Room or Study area or Play Room or Game Room or Whatever You Require. Downstairs Features a Large Living Room with a Fireplace and Family Room with a Fireplace + A Formal Dining Room



Traditional sale

Address: 25002 Ravenswood
Active 3/11/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7000
Map Code: 891H3	Bathrooms: 4	Heating: Forced Air
List Price: \$725,000	Sqft: 2456	Cooling: No Air Conditioning
Original Price: \$725,000	\$/Sqft: \$295.20	
Date Listed: 3/11/2009	Year Built: 1977	
DOM: 209	Parking:	

Beautiful and Secluded Home At the End of a Cul De Sac in the Woods of Lake Forest, Yet close to Everything! Four Bedrooms (Main Floor Master), Plus Large Loft, Three Baths, Open, Bright and Airy Feeling Everywhere. Large Deck and Spa off the Master. Large 3 Car Garage, Beautifully Landscaped. Member of Sun and Sail Club with all the Amenities. Owner is Open to all Offers.

Vicki Lloyd

LakeForest2Homes.com (949)457-0281

Specializing in Lake Forest Homes



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Address: 25141 Windwood Lane
Active 9/17/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7200
Map Code: 891H3	Bathrooms: 5	Heating: Forced Air
List Price: \$699,000-\$749,000	Sqft: 3900	Cooling: Ceiling Fan(S), Dual
Original Price: \$749,000	\$/Sqft: \$192.05	
Date Listed: 9/17/2009	Year Built: 1976	
DOM: 19	Parking:	

Unsurpassed Beauty and Value Can be Found in this Delightful 4 Bedroom, 5 Bath Home! 25141 Windwood Lane has Been Completely Remodeled in Every Aspect and Features Some of the Highest Quality Materials and Craftsmanship that Even the Most Discerning Buyers Can Appreciate. This Home Features all New Appliances, New Plumbing, Smooth Stucco Finish, Travertine Flooring, Hardwood

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Standard sale

Address: 25082 Carolwood
Pending Sale 5/19/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7000
Map Code: 891H3	Bathrooms: 3	Heating: Natural Gas
List Price: \$624,900	Sqft: 2774	Cooling: Central
Original Price: \$699,000	\$/Sqft: \$225.27	
Date Listed: 5/19/2009	Year Built: 1977	
DOM: 93	Parking:	

Back on the Market!! Equity Seller!! This is a Beautiful and Unique Home Situated At the End of the Cul-De-Sac. Well Maintained 4 Bedrooms Plus a Loft (Could be 5 Bedrooms). Main Floor Bed and Bath. Brand New Stainless Steel Appliances! Largest Floor Plan in this Tract. Large Wrap Around Decks with Views of the Creek and Forest. Member of Sun and Sail Club. Easy Walk to all Schools. Low

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Bank owned REO

Address: 22005 Trailway Lane
Sold 1/15/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7452
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$475,000	Sqft: 2364	Cooling: Central
Original Price: \$519,900	\$/Sqft: \$200.93	
Date Listed: 9/15/2008	Year Built: 1976	
DOM: 65	Parking:	

Your Chance to Own in the Woods! Tons of Potential in this 4 Bedroom, 3 Bath Home in Desirable Area. Downstairs Bedroom Could be a Nice Office. Large Patio in Back with Spacious Yard. No Mello Roos. Close to Schools, Shopping, And Sun and Sail Club. 'as-Is' And Bank Owned, So no Waiting on Your Offer!



Bank owned REO

Address: 21972 Trailway Lane
Sold 6/17/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 6231
Map Code: 891H3	Bathrooms: 3	Heating: Forced Air
Sale Price: \$515,000	Sqft: 2437	Cooling: Central
Original Price: \$542,900	\$/Sqft: \$211.33	
Date Listed: 4/29/2009	Year Built: 1976	
DOM: 12	Parking:	

Excellent Location in Quiet Well Maintained Area. Terrific Floorplan with 1 Bedroom and Bath Downstairs. Open Kitchen with Large Living, Family, And Dining Rooms. Two Fireplaces. 3 Car Garage with Built in Workbench. Nice Back Yard.



Bank owned REO

Address: 22091 Ironbark Lane
Sold 3/26/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7000
Map Code: 891H3	Bathrooms: 2	Heating: Other Heating
Sale Price: \$521,000	Sqft: 2190	Cooling: Other
Original Price: \$519,900	\$/Sqft: \$237.90	
Date Listed: 12/12/2008	Year Built: 1978	
DOM: 44	Parking:	

This Property in the City of Lake Forest Features 4 Bedrooms and 2 Bathrooms, A Large Open Floor Plan, Located Near Freeways Shopping, Entertainment and More. This Property is Priced to Sell and will not Last Long, Submit Your Offer Today!

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

Tuesday, October 6, 2009



Standard sale

Address: 24972 Singingwoods Drive
Sold 8/31/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7000
Map Code: 891H4	Bathrooms: 2	Heating: Central
Sale Price: \$530,000	Sqft: 1965	Cooling: Central
Original Price: \$549,000	\$/Sqft: \$269.72	
Date Listed: 6/25/2009	Year Built: 1977	
DOM: 33	Parking:	

A Rare find in Lake Forest - Single Story Home with an Oversized 3-Car Garage! Open Floorplan with Vaulted Ceilings in Living Room, Family Room and Master Bedroom and High Windows to Let in Lots of Natural Light and Enjoy the Trees all Around. Spacious Kitchen Features a Large Counter area with Breakfast Bar, Recessed Lighting and Newer 5-Burner Jenn-Air Gas Cooktop. Covered Patio



**Short sale*

Address: 24982 Singingwoods Drive
Sold 4/30/2009

City: Lake Forest (Lf)	Bdrms: 4	Lot Size: 7350
Map Code: 891H4	Bathrooms: 3	Heating: Forced Air
Sale Price: \$580,000	Sqft: 3350	Cooling: Central
Original Price: \$750,000	\$/Sqft: \$173.13	
Date Listed: 3/26/2008	Year Built: 1978	
DOM: 166	Parking: 3	

Gorgeous Home on a Quiet Street in a Beautiful Neighborhood. Back on the Market 3/21/2009. Price Lowered to \$560,000-568,000 on 3/24/09. Totally Remodeled with 1,100 Sq Ft Added, Even a Second Staircase. Everything Upgraded and Customized. Light and Bright Open Floorplan, New Granite Kitchen Opens to Large Family Room with Wet Bar, Skylight and Fireplace. New Windows and Sliders. Enlarged Master

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