

# **\$525,000 - 2324 Manzanita Lane, Big Bear**

MLS® #219132022DA

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## **\$525,000**

3 Bedroom, 2.00 Bathroom, 1,376 sqft  
Residential on 0 Acres

Not Applicable-1, Big Bear,

Great Erwin Lake location! Lot backs up to the San Bernardino national forest, surrounded by tranquility and nature. This 1,376 sqft. home comes fully furnished including linens, kitchenware, sound system, artwork, craft items and is ready to move in and enjoy. Items of special interest in home are: 3 large bedrooms, 2 full bathrooms, separate laundry room, 2 car garage with 50 amp car charger, RV parking on side of home with 30 amp service. Newer (2023) natural gas 2 stage furnace with smart thermostat and 50 gallon water heater. Audio speakers throughout the home in 5 rooms and back deck. All lighting in home is voice/remote activated. Custom rustic woodwork with conveniences like a natural gas cast iron heat stove. Newer quartz counters in kitchen and bathrooms, newer appliances in kitchen. Enjoy the large back deck gazebo with table and chairs, natural gas grill w/rotisserie. The scenic back yard is fully fenced in, including a small dog/cat door leading out to the secured 4'x16' kennel. This home has so many upgrades and the owners have never rented it out, making it a great full time residence, mountain retreat, or turn it into a STR. Hiking and biking trails are abundant everywhere in the area, just minutes to Big Bear Lake and The Village downtown.



Built in 1994

## **Essential Information**

MLS® #	219132022DA
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,376
Acres	0.19
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Mathew Possanza
Listing Office	RE/MAX Big Bear

### Community Information

Address	2324 Manzanita Lane
Area	ERWL - Erwin Lake
Subdivision	Not Applicable-1
City	Big Bear
County	San Bernardino
Zip Code	92314

### Amenities

Parking Spaces	8
Parking	Driveway, Garage, Garage Door Opener
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener

### Exterior

Exterior	Wood Siding
Lot Description	Back Yard, Yard, Level
Windows	Double Pane Windows, Screens, Blinds
Roof	Composition
Construction	Wood Siding
Foundation	Concrete Perimeter, Raised

### Interior

Interior	Carpet, Laminate, Wood
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Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Recessed Lighting, Main Level Primary, Beamed Ceilings, Built-in Features
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Range Hood, Gas Cooktop, Gas Oven
Heating	Central, Forced Air, Natural Gas, Fireplace(s)
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	May 4th, 2025
Days on Market	80
Short Sale	N
RE / Bank Owned	N

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