

\$850,000 - 825 Grass Valley Road, Lake Arrowhead

MLS® #HD25090422

\$850,000

5 Bedroom, 6.00 Bathroom, 3,569 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Turnkey Lake Arrowhead Getaway with
Proven Airbnb Success — Lake Rights
Included!

Welcome to Bear Hugz Lodge, an inviting mountain retreat with a strong rental history—frequently booked every winter weekend! This stunning architectural gem offers lake rights and blends modern comforts with charming lodge-style elegance. Step into a spacious living room with breathtaking panoramic views, dramatic vaulted beam ceilings, and a cozy fireplace—perfect for relaxing evenings. The open-concept layout flows into a stylish dining area and a chef-inspired kitchen featuring soaring ceilings, imported Brazilian granite counters, a sleek hoodless range, wine cooler, and a generously sized pantry. The main-level primary suite is your private sanctuary, complete with a walk-in closet, spa-like bath, and an open loft-style game area. On the mid-level, you'll find a second luxurious primary suite with its own sitting nook, private deck and walk-in closet.

Two additional well-appointed bedroom suites—each with cozy seating areas, elegant stonework, and electric fireplaces—provide ample comfort and space for guests.

Thoughtful touches abound, from the oversized laundry room and clever storage nooks to a dedicated indoor pet room with direct access to the outdoor dog run. The lower level offers a private-entry studio apartment with its own driveway access, perfect for guests, caretakers, or potential



rental income. Outdoor living is just as impressive—unwind in the gazebo hot tub, enjoy evenings around multiple firepit tables, or shoot hoops until the sun goes down. Dual-access driveways, a large 2-bay garage, plenty of parking, and generator backup ensure year-round convenience. Additional features include multi-zone heating, upper-level A/C, smart thermostat, exterior security cameras, and tasteful furnishings throughout. Just minutes from Lake Arrowhead Country Club and the golf course, this beautifully maintained home is ideal as a private family retreat or investment property. Lake Arrowhead offers four-season recreation, a private lake, and is only a short drive from most Southern California cities. Don't miss this opportunity to own a truly special mountain lodge—schedule your tour today and experience Bear Hugz Lodge for yourself!

Built in 1985

Essential Information

MLS® #	HD25090422
Price	\$850,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,569
Acres	0.20
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Johan Graham
Listing Office	Realty ONE Group Empire

Community Information

Address 825 Grass Valley Road

Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Garage, Driveway, Driveway Level, Driveway Up Slope From Street
# of Garages	2
Garages	Garage, Driveway, Driveway Level, Driveway Up Slope From Street
View	Mountain(s), Panoramic
Pool	None

Exterior

Exterior Features	Fire Pit
Lot Description	Paved, Trees

Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Balcony, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Granite Counters, High Ceilings, In-Law Floorplan, Living Room Deck Attached, Main Level Primary, Multiple Primary Suites, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Track Lighting, Walk-In Pantry
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Gas Oven, Microwave
Heating	Central, Natural Gas, Forced Air
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Decorative, Electric, Family Room, Gas Starter
# of Stories	1
Stories	Three Or More

School Information

District	Rim of the World
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Additional Information

Date Listed	April 26th, 2025
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Days on Market	185
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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