

\$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 |
|----------|------------------|

Additional Information

| | |
|-------------|------------------|
| Date Listed | April 26th, 2025 |
|-------------|------------------|

| | |
|-----------------|-----------|
| Days on Market | 185 |
| Zoning | LA/RS-14M |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of January 16th, 2026 at 4:31pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.