

# **\$525,000 - 336 Jasmine Lane, Lake Arrowhead**

MLS® #IG24246371

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## **\$525,000**

3 Bedroom, 3.00 Bathroom, 2,132 sqft  
Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

**!!LAKE RIGHTS! !!PRICED TO SELL!!** Roof approximately 11y.o. Newer HVAC. Back on the market after almost 50 years. The main level welcomes you with a spacious living room featuring expansive dual pane windows that frame picturesque treed views, creating a bright atmosphere. The adjacent breakfast bar provides a casual dining area, seamlessly connecting to a formal dining room. Convenience meets comfort with a full bathroom and a bedroom on this level, complemented by an oversized wraparound deck that extends your living space outdoors and views of the surrounding landscape. Ascending to the top level, you'll discover the 3/4 bathroom and two additional bedrooms, each offering private deck access and delightful treed and peek-a-boo lake views. The lower level introduces a bonus game room that doubles as an extra sleeping area, ensuring ample space for guests or family. A convenient half bathroom and laundry facilities add to the practicality of this level. An extra storage room featuring outside access on the bottom level provides ample space for your belongings. Additionally, an exterior storage/workshop and a separate wood shed offer dedicated areas for tools, equipment, and seasonal items. A standout feature of this property is its exceptional access to lake living. Parking and access are remarkably convenient, with dual property access, an easy parking setup up top, and a bonus rear driveway and parking spot. With an exercising



walk, or a short drive to Lake Arrowhead Village, this home is more than just a property—it's a lifestyle opportunity. Whether you're seeking a peaceful full-time residence, a weekend retreat, or an investment with tremendous potential, this lakeside gem offers something truly special. Don't miss your chance to make this extraordinary property your own.

Built in 1963

Essential Information

MLS® #	IG24246371
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,132
Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	John Lassak
Listing Office	COLDWELL BANKER SKY RIDGE REALTY

Community Information

Address	336 Jasmine Lane
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

Utilities	Electricity Connected, Water Connected, Cable Available, Natural Gas
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	Connected, Phone Available, Sewer Connected
Parking Spaces	6
Parking	Driveway, Asphalt, Deck, Driveway Level, Driveway Up Slope From Street, Off Street, On Site, Side By Side, Tandem, Uncovered
Garages	Driveway, Asphalt, Deck, Driveway Level, Driveway Up Slope From Street, Off Street, On Site, Side By Side, Tandem, Uncovered
View	Mountain(s), Lake, Neighborhood, Peek-A-Boo, Trees/Woods
Waterfront	Lake Privileges
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Wood Siding
Lot Description	Cul-De-Sac, Sloped Down
Windows	Double Pane Windows, Screens, Drapes
Roof	Composition
Construction	Wood Siding

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Pantry, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Ceramic Counters, Furnished, Living Room Deck Attached, Recessed Lighting, Separate/Formal Dining Room, Solid Surface Counters, Storage, Track Lighting, Utility Room
Appliances	Dishwasher, Microwave, Disposal, Dryer, Gas Cooktop, Gas Oven, Gas Water Heater, Range Hood, Refrigerator, Trash Compactor, Vented Exhaust Fan, Washer
Heating	Forced Air, Central, Electric, Fireplace(s), Natural Gas, Wood
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	4
Stories	Three Or More

## School Information

District	Rim of the World
Elementary	Lake Arrowhead
Middle	Mary Putnam
High	Rim Of The World

**Additional Information**

Date Listed	December 3rd, 2024
Days on Market	224
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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