

# **\$1,249,000 - 139 Cypress Drive, Lake Arrowhead**

MLS® #IG25023793

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## **\$1,249,000**

5 Bedroom, 4.00 Bathroom, 3,402 sqft

Residential on 1 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Featured in the NY Times, this updated lake rights property exudes modern sophistication and invites you to experience the magic of the mountains from the lap of luxury. Located in the desirable Summit neighborhood (where utilities are underground), on over half an acre, the home's tranquil setting is unmatched.

The bright and spacious entry level features a custom hand stained wood vaulted ceiling with an open concept design, creating a seamless flow from the entertainer's kitchen and dining area onto the back deck with expansive views of the forest and mountain peaks in the distance. Also on this level is the inviting living room with a wall of windows and a fireplace for those cozy winter nights, an office (could be used as a bedroom on the main), half bathroom and large game room with a fireplace and slider that opens onto the back deck. There is ease of access from the 2 car garage into the entry level.

Downstairs you'll find the well appointed primary suite that opens onto the lower deck and has a luxurious en-suite bathroom featuring a soaking jetted tub, dual sinks and shower. Down the hallway is the laundry alcove, 3 more bedrooms - one of which is currently a bunk/ rec room, a separate 3/4 bathroom and another primary suite with a 3/4 ensuite bathroom. That's 5 bedrooms all conveniently located on the same level.

It has an active STR permit and successful rental income history. The home boasts a new Owen Corning's roof as of 2024. This property



is the epitome of mountain-modern elegance and includes convenient features such as ample parking, located on a county-maintained road and level entry. Offered fully furnished, this property presents an opportunity to start enjoying mountain life right away.

Built in 1989

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | IG25023793                       |
| Price          | \$1,249,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 3,402                            |
| Acres          | 0.55                             |
| Year Built     | 1989                             |
| Type           | Residential                      |
| Sub-Type       | Single Family Residence          |
| Status         | Closed                           |
| Listing Agent  | Simone Knepper                   |
| Listing Office | COLDWELL BANKER SKY RIDGE REALTY |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 139 Cypress Drive      |
| Area        | 287A - Arrowhead Woods |
| Subdivision | Arrowhead Woods (AWHW) |
| City        | Lake Arrowhead         |
| County      | San Bernardino         |
| Zip Code    | 92352                  |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| # of Garages   | 2                        |
| View           | Mountain(s), Trees/Woods |
| Pool           | None                     |

**Exterior**

|                 |                    |
|-----------------|--------------------|
| Lot Description | Sloped Down, Trees |
|-----------------|--------------------|

## **Interior**

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Bedroom on Main Level, Primary Suite |
| Heating           | Central                              |
| Cooling           | Central Air                          |
| Fireplace         | Yes                                  |
| Fireplaces        | Living Room                          |
| # of Stories      | 2                                    |
| Stories           | Two                                  |

## **School Information**

|          |                  |
|----------|------------------|
| District | Rim of the World |
|----------|------------------|

## **Additional Information**

|                 |                    |
|-----------------|--------------------|
| Date Listed     | February 1st, 2025 |
| Days on Market  | 30                 |
| Zoning          | LA/RS-14M          |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

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