

\$975,000 - 29050 Banff Drive, Lake Arrowhead

MLS® #IG25026794

\$975,000

4 Bedroom, 4.00 Bathroom, 2,680 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Escape to 29050 Banff, a serene retreat boasting breathtaking, unobstructed panoramic views of the high desert landscape. Nestled in the desirable North Lake Arrowhead community, this stunning home offers full lake rights and is conveniently close to the lake (a 7-minute drive or 10-minute bike ride to the largest beach club), hiking trails (with national forest access just steps away), a well-stocked local grocery store, and the charming Lake Arrowhead Village (a 12-minute drive). Enjoy easy access with a paved, maintained low traffic road and level entry to the main living area. Inside, discover a vaulted ceiling primary en suite on the entry level, and a spacious 6-bedroom home (4 bedrooms per county records), 3.5-bathroom layout with 2,680 square feet, providing ample room for family and friends. Since acquiring the property in 2023, the seller has meticulously enhanced this Prow chalet design with numerous upgrades. A brand new roof with a double lifetime transferable warranty (installed in 2024, Class A fire-resistant rating) and new exterior paint using Tex-Cote Coolwall technology (Class A fire-resistant and reflective) provide superior protection and curb appeal. Inside, enjoy smart and connected Google Nest smoke detectors throughout, a 6-stage reverse osmosis water filter system, optical fiber internet, and updated lighting and outlets. The modern kitchen is a culinary dream, featuring granite countertops, all new stainless steel appliances, and ample



cabinetry. Two spacious living rooms, each with a fireplace, a cozy family room with stunning views, a wet bar, and a custom kiddo loft net area offer plenty of space to relax and entertain. Outdoor enthusiasts will love the large deck with stunning desert views, perfect for al fresco dining. Comfort is ensured with central heating and A/C, a Google Nest smart thermostat, and a Level 2 EV charger. Offered turnkey and fully furnished, this exceptional property is ready for you to create unforgettable mountain memories or capitalize on a high-end vacation rental investment. Schedule your private viewing today!

Built in 1987

Essential Information

MLS® #	IG25026794
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,680
Acres	0.32
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Steven Cerecedes
Listing Office	KELLER WILLIAMS LAKE ARROWHEAD

Community Information

Address	29050 Banff Drive
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Door-Single, Garage, Carport, Deck, Off Street, Side By Side
# of Garages	1
Garages	Door-Single, Garage, Carport, Deck, Off Street, Side By Side
View	Desert, Hills, Mountain(s), Panoramic, Trees/Woods
Pool	None
Security	Smoke Detector(s)

Exterior

Exterior	Wood Siding, Concrete
Windows	Double Pane Windows
Roof	Shingle, Composition
Construction	Wood Siding, Concrete

Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Main Level Primary, Bar, Granite Counters, High Ceilings, Living Room Deck Attached, Primary Suite, Tile Counters, Workshop
Appliances	Dishwasher, Microwave, Refrigerator, Gas Cooktop, Gas Oven, Ice Maker, Water Heater, Water Purifier
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Gas Starter
# of Stories	3
Stories	Three Or More

School Information

District	Rim of the World
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Additional Information

Date Listed	February 5th, 2025
Days on Market	32
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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