

# **\$839,000 - 513 Catalina Road, Big Bear Lake**

MLS® #IG25027931

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## **\$839,000**

4 Bedroom, 2.00 Bathroom, 1,728 sqft  
Residential on 0 Acres

N/A, Big Bear Lake,

A stunning blend of warm wood finishes, exposed beams & dramatic light fixtures create inviting MOUNTAIN MAGIC while thoughtful upgrades and beautiful contemporary finishes elevate both style & livability. This extraordinary 4 Bedroom, 2-bath Fox Farm home serves as a gateway to adventure & relaxation in a prime location just 5 minutes from the markets, mountain resorts, scenic trails, the zoo and the newly improved Rathbun Corridor. The lake & marinas, Big Bear's Village & the popular Alpine pedal path are a short drive away! The main-level living room is a great indoor hangout with 2 TV's for movie nights & watching sports with a wet bar, beverage fridge & microwave for EZ snacks & refreshments! The 4 bedrooms have been artfully curated featuring plush bedding & intentional design elements that create a resort-style experience. All of the bedrooms include desks for those working remotely. The 2 full bathrooms feature updated lighting & fixtures, vanities and state-of-the-art "Smart" Toto toilet/bidet systems with heated seats. The open-concept Great Room boasts soaring wood-beamed ceilings, a cozy fireplace & a breathtaking kitchen. Sleek quartz countertops, artful pendants, black-stainless appliances & custom cabinetry complement an expansive multi-use island for memorable dining and gathering. FUN ZONE anyone? The detached 2-car garage has been transformed into a MUST SEE game room with a bar~lounge area~pool table~poker/card



table~storage & bold light fixtures combined with magical cantina-style lighting make the ultimate entertainment space. There are spectacular outdoor living options which include a lg front deck amid a treed setting, a rustic stone firepit with built-in seating and a fantastic outdoor dining area for memorable nights under the stars. Overlooking the yard is a wonderful spa-gazebo room offering a peaceful sanctuary. Lush, yet low-maintenance synthetic grass in the front & back yards along with a circular driveway & additional level parking allow this property to shine in every season. Enhanced with state-of-the-art features, including an 200-amp electrical panel, a Lutron Caseta Lighting System, Ring Doorbell, a 50-amp EV charger, Air conditioning, Nest thermostats, Tankless water heater and Front-load washer & dryer in the spacious laundry/mud rm. Whether you're seeking a personal sanctuary or an income-generating rental investment, this remarkable property offers timeless beauty, contemporary luxury and an exceptional location!

Built in 1963

## Essential Information

MLS® #	IG25027931
Price	\$839,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.21
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Karen Lavrouhin

Listing Office            KELLER WILLIAMS BIG BEAR

## Community Information

Address                    513 Catalina Road  
Area                        289 - Big Bear Area  
Subdivision              N/A  
City                        Big Bear Lake  
County                    San Bernardino  
Zip Code                 92315

## Amenities

Utilities                  Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
Parking Spaces          2  
Parking                   Asphalt, Circular Driveway, Door-Single, Driveway, Garage, Garage Faces Front, Heated Garage, RV Potential  
# of Garages              2  
Garages                   Asphalt, Circular Driveway, Door-Single, Driveway, Garage, Garage Faces Front, Heated Garage, RV Potential  
View                      Mountain(s), Neighborhood, Trees/Woods  
Pool                       None  
Security                   Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description          Street Level  
Roof                       Composition

## Interior

Interior Features        Bedroom on Main Level, Breakfast Bar, Eat-in Kitchen, High Ceilings, Living Room Deck Attached, Wet Bar  
Appliances               Dishwasher, Disposal, Dryer, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Trash Compactor, Washer  
Heating                   Central, Natural Gas  
Cooling                   Central Air  
Fireplace                  Yes  
Fireplaces                Family Room, Living Room  
# of Stories               2  
Stories                    Two

## School Information

District                      Bear Valley Unified

**Additional Information**

Date Listed                      February 12th, 2025  
Days on Market                25  
Short Sale                        N  
RE / Bank Owned            N

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