

# **\$835,000 - 27463 Alpen Drive, Lake Arrowhead**

MLS® #IG25032352

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## **\$835,000**

5 Bedroom, 3.00 Bathroom, 3,274 sqft  
Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

LAKEVIEW alert! If you have been waiting for a awesome lakeview under the 900K price point, look no further! 3,274 sq ft with 5 bedroom/3 full baths, upstairs loft and large lower level game room, this property is ideal for hosting holiday gatherings in the mountains! Lake Arrowhead's popular Prow chalet design boasts the A frame look you expect when getting away to the mountains. Upon entry you are greeted with a soothing, shimmering blue water view of North Bay from a spacious living room with soaring open beamed cathedral ceilings. A functional open floorplan, the kitchen and dining room open directly to the living room. Enjoy watching movies & sports while warming your bones by the efficient wood burning stove insert fireplace. A entry level primary bedroom and full bathroom conveniently located off the living room. Upstairs includes a spacious loft area tucked beneath beautiful open beamed architecture. 2 guest bedrooms with large closets and  $\frac{3}{4}$  bath complete the upper level. Lower level is a hosts delight with a generous sized billiards game room equipped with full wet bar, and 2nd stone fireplace. 2 more guest bedrooms and full bath on opposite ends of the house offer maximum guest privacy. Four sliding doors open to an oversized concrete exterior patio perfect for outdoor ping pong & corn hole tournaments, or future hot tub. There's ample storage throughout this property with the exterior grounds including 3 storage sheds(2 wired with electricity). 2



driveways accommodate parking for 4 cars(2 covered parking spaces) plus ample street parking. Full Lake Rights, under 15 min walk to the shoreline trail of North Bay and a short drive to Tavern Bay Beach Club. This property is located on the Northern side of Lake Arrowhead offering great natural light. Make this lakeview chalet yours today!

Built in 1971

## Essential Information

MLS® #	IG25032352
Price	\$835,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,274
Acres	0.29
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Steven Cerecedes
Listing Office	KELLER WILLIAMS LAKE ARROWHEAD

## Community Information

Address	27463 Alpen Drive
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

## Amenities

Parking Spaces	4
Parking	Asphalt, Concrete, Covered, Driveway
Garages	Asphalt, Concrete, Covered, Driveway
View	Lake, Mountain(s), Trees/Woods

Pool	None
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## Exterior

Exterior Features	Rain Gutters
Lot Description	Sloped Down, Trees
Windows	Double Pane Windows
Roof	Composition

## Interior

Interior	Carpet, Tile
Interior Features	Beamed Ceilings, Bedroom on Main Level, Cathedral Ceiling(s), High Ceilings, Jack and Jill Bath, Living Room Deck Attached, Loft, Main Level Primary, Open Floorplan, Storage, Two Story Ceilings, Wet Bar
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Water Heater
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas Starter, Insert, Living Room, Masonry, Recreation Room, Wood Burning Stove
# of Stories	3
Stories	Three Or More

## School Information

District	Rim of the World
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## Additional Information

Date Listed	February 12th, 2025
Days on Market	134
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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