

# \$539,000 - 26460 Augusta Drive, Lake Arrowhead

MLS® #IG25036116

**\$539,000**

3 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Nestled amongst a forest of tall evergreen trees on .35 of an acre parcel, the Augusta "Tree House" is a charming 3 bedroom/3 bathroom, Bavarian style cabin providing a tranquil environment for those looking to escape their busy work week to a fairytale mountain setting. Located in Arrowhead Woods, including full lake rights to private Lake Arrowhead and located on a low traffic County paved & maintained road. Upon entry of the main living level you are greeted with 2 walls of windows which accentuate an authentic tree house ambiance. Relax within open beamed Tongue and Groove ceilings and a cozy wood burning fireplace. A corner kitchen features a newer 5 burner stainless electric cooktop and microwave, brand new stainless fridge, luxury vinyl plank flooring and breakfast bar top. A spacious entry level primary en suite bedroom and full bathroom conveniently located off the living room. Upstairs, guest will enjoy 2 spacious bedrooms(each with private decks attached) vaulted ceilings, and a full bathroom with a subway tiled shower. The icing on the cake, the lower level hosts a spacious billiards game room, half bathroom and 2nd attached deck overlooking the fenced yard below. A nice sized laundry room with full size appliances provides ample interior storage space. Since sellers acquired the property in 2020, upgrades include: replaced water heater, rebuilt all decking floorboards and handrails, Ring camera system, replaced lighting fixtures,



added the fenced yard with 2 gates, and painted exterior with high quality paint. Offering a very functional floorplan near the Lake Arrowhead County Club. Property has a short term rental permit for those looking to join rental business. Offered FULLY FURNISHED(less minimal seller exclusions). Priced to stand out amongst Arrowhead Woods current inventory. Schedule your private tour today!

Built in 1977

## Essential Information

|                |                                |
|----------------|--------------------------------|
| MLS® #         | IG25036116                     |
| Price          | \$539,000                      |
| Bedrooms       | 3                              |
| Bathrooms      | 3.00                           |
| Full Baths     | 3                              |
| Square Footage | 1,597                          |
| Acres          | 0.35                           |
| Year Built     | 1977                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Status         | Closed                         |
| Listing Agent  | Steven Cerecedes               |
| Listing Office | KELLER WILLIAMS LAKE ARROWHEAD |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 26460 Augusta Drive    |
| Area        | 287A - Arrowhead Woods |
| Subdivision | Arrowhead Woods (AWHW) |
| City        | Lake Arrowhead         |
| County      | San Bernardino         |
| Zip Code    | 92391                  |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2  |

|          |  |
|----------|--|
| Parking  | Concrete, Driveway, Tandem, Uncovered          |
| Garages  | Concrete, Driveway, Tandem, Uncovered          |
| View     | Trees/Woods                                    |
| Pool     | None   |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

## Exterior

|                 |                      |
|-----------------|----------------------|
| Exterior        | Wood Siding          |
| Lot Description | Trees                |
| Windows         | Blinds               |
| Roof            | Composition, Shingle |
| Construction    | Wood Siding          |
| Foundation      | Raised               |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Tile, Vinyl  |
| Interior Features | Breakfast Bar, Living Room Deck Attached, Main Level Primary, Primary Suite, Tile Counters     |
| Appliances        | Dishwasher, Disposal, Microwave, Refrigerator, Electric Oven, Electric Range, Gas Water Heater |
| Heating           | Central, Forced Air, Natural Gas   |
| Cooling           | Wall/Window Unit(s)  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room, Gas Starter, Wood Burning   |
| # of Stories      | 3  |
| Stories           | Three Or More  |

## School Information

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

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | February 18th, 2025 |
| Days on Market  | 73                  |
| Zoning          | LA/RS-14M           |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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