

\$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
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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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