

# **\$649,440 - 26265 Augusta Drive, Lake Arrowhead**

MLS® #IG25041513

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## **\$649,440**

4 Bedroom, 3.00 Bathroom, 2,469 sqft  
Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

A Serene Mountain Escape with Lake Rights & Endless Possibilities

Nestled in the desirable Lake Arrowhead community, this 4-bedroom, 3-bathroom home offers a rare opportunity to create your dream retreat. From the moment you arrive, the gorgeous stone entrance and beautiful wooden door welcome you into a space filled with character and warmth.

Inside, multiple fireplaces add to the inviting mountain ambiance. The spacious primary suite is more than just a bedroom; it's a private retreat featuring its own fireplace, a loft, and two closets, offering flexible space for a home office, workout area, or quiet reading nook.

Throughout the home, walk-in closets provide ample storage, making this an ideal full-time residence or weekend getaway.

Step outside to enjoy the fresh mountain air and the tranquil seasonal stream that winds through the backyard. The deck offers a peaceful setting, perfect for sipping morning coffee or unwinding after a day at the lake.

And with a two-car garage, there's plenty of room for both storage and convenience.

Located in a quiet neighborhood yet just minutes from town, this home also comes with coveted Lake Arrowhead lake rights, offering exclusive access to all the beauty and recreation this alpine paradise has to offer. A stunning location, endless potential, and an opportunity to make it your own don't miss this chance to own a piece of Lake Arrowhead's charm!



Built in 1980

## Essential Information

MLS® #	IG25041513
Price	\$649,440
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,469
Acres	0.20
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gailmarie Bramlett
Listing Office	THE GM GROUP

## Community Information

Address	26265 Augusta Drive
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Single, Garage, One Space
# of Garages	2
Garages	Door-Single, Garage, One Space
View	Mountain(s), Neighborhood, Trees/Woods
Waterfront	Lake Privileges
Pool	None

## Exterior

Exterior	Brick, Drywall, Stone, Wood Siding
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Lot Description	ZeroToOneUnitAcre, Sloped Down, Trees
Roof	Composition
Construction	Brick, Drywall, Stone, Wood Siding

## Interior

Interior	Carpet, Wood
Interior Features	Balcony, Beamed Ceilings, Cathedral Ceiling(s), High Ceilings, Living Room Deck Attached, Loft, Multiple Staircases, Primary Suite, Separate/Formal Dining Room, Tile Counters, Two Story Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Gas, Primary Bedroom
# of Stories	3
Stories	Three Or More

## School Information

District	Rim of the World
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## Additional Information

Date Listed	February 26th, 2025
Days on Market	66
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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