

\$2,250,000 - 466 Sky View Ridge Drive, Lake Arrowhead

MLS® #IG25056087

\$2,250,000

3 Bedroom, 3.00 Bathroom, 2,201 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

NEW HOUSE, NEW FURNITURE/DECOR, NEW BOAT (All included) - Nestled in Arrowhead™'s most prestigious waterfront community - Point Hamiltair - stands an architecturally stunning, impeccably renovated, modern Tudor showplace. Crafted from a blend of roughhewn stone and earthy finishes, this spacious home exudes warmth and intimacy, providing the ideal backdrop for unforgettable lakeside memories-- Boat and dock included.

The gated, historic enclave is safe and secure beyond measure, with 24-7 security; blocked to public Lake trails.

This distinguished multi-level residence sits at the end of a grand cobblestone driveway, framed by some of the tallest pines in the area, and gracefully adorned with white roses. Lush private laurels and meticulously manicured boxwood plantings enhance the serene ambiance, all set upon a sprawling 10,000 square foot lot with peek a boo lake view.

Ascend a staircase of hand-hewn stone, leading to a double door adorned with leaded and beveled glass, or arrive through a spacious garage. A two-story cathedral ceiling soars to frame an open floor plan™'s kitchen/dining and living room in neutral dÃ©cor of whitewashed interior with shiplap walls and wide plank wood flooring. A floor to ceiling creamy stone fireplace is flanked by



large bay window on one side and a trio of extra wide sliders on the other; opening out onto the expansive, brand new deck.

The open living room seamlessly transitions to a large gourmet kitchen with ZLINE range & natural stone backsplash, large farm sink, center island, custom cabinetry (concealed fridge) with gold pulls and swank open shelving, and then to the adjacent dining room w/large sliders to outdoors. This area is illuminated with stunning pendant lighting. Continuing along under the high Cathedral roofline, the upper level is comprised of a large library lounge/media roomâ€• landing with two X-large private bedrooms (both sleep 4) and large 3/4 spa bath. The effects of two modern crystal chandeliers reflecting tons of natural light also dapple on the rich, dark hardwood floors upstairs.

The home is outfitted with a whole house Generac, new DaVINCI tile roof, new deck and railing, decorative fencing on all periphery, water filtration system. Dock is at the end of a beautiful, meandering walk down to the water and is considered in Old Hamiltair. Boat (PHM2, #1), dock/slip and furniture INCLUDED.

Built in 1978

Essential Information

MLS® #	IG25056087
Price	\$2,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,201
Acres	0.23
Year Built	1978

Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Tudor
Status	Closed
Listing Agent	Stephen Valentine
Listing Office	KELLER WILLIAMS LAKE ARROWHEAD

Community Information

Address	466 Sky View Ridge Drive
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

Amenities	Barbecue, Clubhouse, Fire Pit, Pool, Tennis Court(s), Water
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Meadow, Trees/Woods
Waterfront	Boat Ramp/Lift Access, Dock Access, Lake, Lake Privileges
Has Pool	Yes
Pool	Association, None
Security	Gated Community, Gated with Attendant, 24 Hour Security

Exterior

Exterior Features	Barbecue, Boat Lift, Boat Slip, Dock
Lot Description	Front Yard, Garden, Landscaped, Level, ZeroToOneUnitAcre
Windows	Bay Window(s), Custom Covering(s), Double Pane Windows, French/Mullioned
Roof	Tile

Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Primary Suite, Beamed Ceilings, Brick Walls, Built-in Features, Cathedral Ceiling(s), Entrance Foyer, High Ceilings, Loft, Main Level Primary, Open Floorplan, Pantry, Stone Counters, Sunken Living

	Room, Two Story Ceilings
Appliances	Dishwasher, Dryer, Gas Cooktop, Gas Oven, Refrigerator, Trash Compactor, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Rim of the World
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Additional Information

Date Listed	March 1st, 2025
Days on Market	201
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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