

\$729,000 - 776 Grass Valley Rd Road, Lake Arrowhead

MLS® #IG25060310

\$729,000

4 Bedroom, 2.00 Bathroom, 1,720 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Welcome to 776 North Grass Valley Road, a rare gem in serene Lake Arrowhead, offering an unparalleled blend of mountain charm, modern updates, and effortless comfort. With highly coveted street-level driveway and direct main floor entry, this home ensures convenience from the moment you arrive. And yes, it comes with Lake Rights!

Spanning 1,720 sq. ft., this home boasts four large bedrooms and two bathrooms, thoughtfully designed to cater to every need. A generous loft offers the perfect space for a media room or extra guest accommodation, while the downstairs workshop with interior and exterior access, is ideal for projects or additional storage.

Be greeted by soaring ceilings with expansive windows flooding the open concept living area with natural sunlight. The gas-converted fireplace creates a cozy fireside ambience, while sleek, modern finishes add contemporary elegance. The kitchen flows seamlessly into the dining and living spaces, perfect for entertaining.

Venture outside onto one of the two expansive decks to dine under the stars, sip your morning coffee, or fire up the Weber grill, all while surrounded by towering evergreens. The generous 7,704 sq.ft. lot includes a terraced backyard, offering ample space for play and relaxation.



Modern upgrades include brand new HVAC with whole house A/C, a split A/C in the loft, upgraded plumbing, and an extended concrete driveway for ample parking.

Offered with high end furnishings included, this turnkey, successful STR-approved home is perfect as a full-time residence, vacation retreat, or income producing property. Don't miss this exceptional Lake Arrowhead sanctuary!

Built in 1965

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | IG25060310 |
| Price | \$729,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,720 |
| Acres | 0.18 |
| Year Built | 1965 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Mid-Century Modern |
| Status | Closed |
| Listing Agent | Gary Doss |
| Listing Office | COMPASS |

Community Information

| | |
|-------------|--------------------------|
| Address | 776 Grass Valley Rd Road |
| Area | 287A - Arrowhead Woods |
| Subdivision | Arrowhead Woods (AWHW) |
| City | Lake Arrowhead |
| County | San Bernardino |
| Zip Code | 92352 |

Amenities

| | |
|------------|--|
| Parking | Concrete, Driveway, Driveway Level, Off Street |
| Garages | Concrete, Driveway, Driveway Level, Off Street |
| View | Trees/Woods |
| Waterfront | Lake Privileges |
| Pool | None |

Exterior

| | |
|-----------------|---|
| Lot Description | ZeroToOneUnitAcre, Near Park, Sloped Down |
| Roof | Composition |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Living Room Deck Attached, Open Floorplan, Storage, Two Story Ceilings, Bedroom on Main Level, Loft, Beamed Ceilings, Furnished |
| Heating | Central, Ductless |
| Cooling | Ductless |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

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| District | Rim of the World |
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Additional Information

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| Date Listed | March 31st, 2025 |
| Days on Market | 24 |
| Zoning | LA/RS-14M |
| Short Sale | N |
| RE / Bank Owned | N |

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