

# \$699,000 - 1207 Grass Valley Road, Lake Arrowhead

MLS® #IG25070345

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## \$699,000

3 Bedroom, 3.00 Bathroom, 2,200 sqft  
Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

This Lake Arrowhead Woods gem offers an unbeatable opportunity. Nestled on the serene northwest edge of town, it boasts breathtaking sunsets and panoramic views. Full lake rights—an essential for any Lake Arrowhead home—are rarely found alongside such easy access to the national forest, hiking trails, off-roading, and shooting areas.

Recently upgraded and pride of ownership with over \$100,000 in upgrades, this home is immaculately maintained and features level entry, stunning ceiling beams, rich hardwood flooring, a beautifully renovated kitchen, fresh interior and exterior paint and new carpeting throughout, updated lighting, brand new appliances, gas line for BBQ, and much more. A striking new stone gas fireplace serves as the heart of the living space, adding warmth and character. The spacious open-concept main level is perfect for entertaining, while the expansive deck creates an emotional draw with its awe-inspiring views. Plus, the home can be purchased furnished for additional, offering a seamless transition into mountain living.

With three bedrooms, two full baths, one half bath, walkout 2nd deck from master, and a direct-entry two-car garage, and added additional parking in front, this home is designed for both comfort and convenience. Enjoy your morning coffee surrounded by birdsong or unwind with a glass of wine as



crickets serenade you. Here, nature is the host, inviting you to relax, recharge, and embrace the tranquility of mountain living.

Built in 2003

### Essential Information

MLS® #	IG25070345
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,200
Acres	0.19
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Steven Keefe
Listing Office	COLDWELL BANKER SKY RIDGE REALTY

### Community Information

Address	1207 Grass Valley Road
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

### Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Faces Front
# of Garages	2
Garages	Concrete, Direct Access, Door-Multi, Driveway, Garage, Garage Faces Front
View	Canyon, City Lights, Desert, Mountain(s), Neighborhood, Rocks, Trees/Woods

Pool None

## Exterior

Lot Description ZeroToOneUnitAcre

Windows Blinds, Double Pane Windows, Screens

Roof Composition

## Interior

Interior Laminate

Interior Features All Bedrooms Down, Beamed Ceilings, Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, High Ceilings, Living Room Deck Attached, Open Floorplan, Pantry, Recessed Lighting, Separate/Formal Dining Room, Stone Counters, Tile Counters

Appliances Dishwasher, Dryer, Gas Oven, Gas Range, Microwave, Refrigerator, Self Cleaning Oven, Washer

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

Fireplaces Gas

# of Stories 1

Stories Two

## School Information

District Rim of the World

Elementary Lake Arrowhead

Middle Mary Putnam

## Additional Information

Date Listed March 31st, 2025

Days on Market 139

Zoning LA/RS-14M

Short Sale N

RE / Bank Owned N

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