

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

MLS® #IG25070345

\$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

Based on information from California Regional Multiple Listing Service, Inc. as of January 18th, 2026 at 4:15pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.