

\$749,900 - 455 Clearwater Lane, Lake Arrowhead

MLS® #IG25090230

\$749,900

4 Bedroom, 4.00 Bathroom, 3,242 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Welcome to the charming gated community of Arrowhead Canyon Estates ~ This community offers peace and quiet with lots of open area to explore or play in the snow and has lake rights! ~ This was the model home for the neighborhood when the community was being built ~ These are the first owners and now they are ready to let another family add to the homes story ~ As you enter, you are greeted by the light and bright interior with natural light flowing in from the many windows ~ The main level gives you a sunken family room, with a rock fireplace that is open to the dining area in the kitchen, living room and 1/2 bath ~ The kitchen features hardwood floors, granite slab countertops and an island with additional cupboard space ~ The top level has the master bedroom, which also has a pass through fireplace that serves the bedroom and master bathroom, 3 more bedrooms, guest bathroom, 1/2 bath and laundry ~ The bottom level has the game room and access to the garage ~ The HOA maintains the community landscaping and road, including snow removal ~ Minutes from the Lake Arrowhead Village ~ Don't miss your chance to be in this great little community at a great price!



Built in 2005

Essential Information

MLS® #	IG25090230
Price	\$749,900

Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,242
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Will Rahill
Listing Office	KELLER WILLIAMS BIG BEAR

Community Information

Address	455 Clearwater Lane
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

Amenities	Other
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Driveway, Garage Faces Front
# of Garages	2
Garages	Concrete, Driveway, Garage Faces Front
View	Mountain(s), Neighborhood, Trees/Woods
Waterfront	Lake Privileges
Pool	None
Security	Gated Community

Exterior

Lot Description	Sloped Up
Windows	Double Pane Windows
Roof	Composition

Foundation	Raised
Interior	
Interior	Carpet, Tile, Wood
Interior Features	All Bedrooms Down, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Eat-in Kitchen, Granite Counters, High Ceilings, Multiple Staircases, Open Floorplan, Primary Suite, Sunken Living Room
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Bath, Family Room, Gas, Kitchen, Primary Bedroom, Raised Hearth
# of Stories	3
Stories	Three Or More

School Information

District	Rim of the World
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Additional Information

Date Listed	April 24th, 2025
Days on Market	159
Zoning	LA/SD-RES
Short Sale	N
RE / Bank Owned	N

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