

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

MLS® #IG25090230

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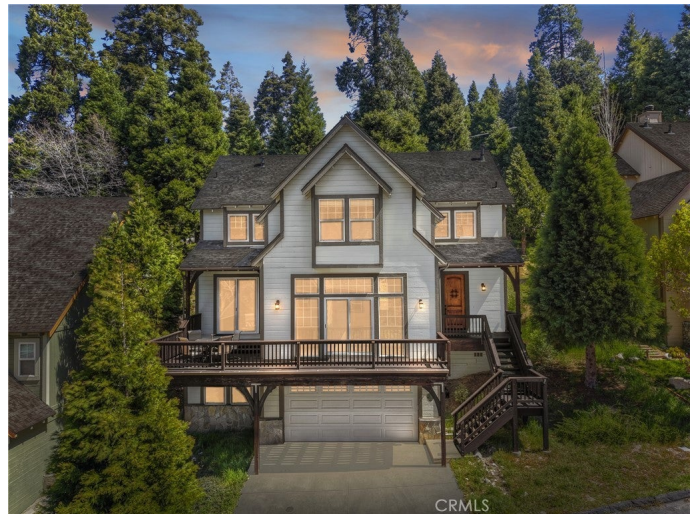
## **\$749,900**

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
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## Interior

Interior	Carpet, Tile, Wood
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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
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Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator
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Heating	Central, Fireplace(s), Forced Air, Natural Gas
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Cooling	Central Air, Dual
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Fireplace	Yes
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Fireplaces	Bath, Family Room, Gas, Kitchen, Primary Bedroom, Raised Hearth
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# of Stories	3
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Stories	Three Or More
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## School Information

District	Rim of the World
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## Additional Information

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