

# **\$499,000 - 27403 Cottonwood Lane, Lake Arrowhead**

MLS® #IG25098245

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## **\$499,000**

3 Bedroom, 2.00 Bathroom, 2,136 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

### **HUGH PRICE REDUCTION!!!**

Lake Rights! Charming A-Frame Retreat with Guest Studio

Your dream forest getaway awaits! Nestled on a county-plowed road, this classic A-frame cabin is filled with woodsy charm, natural light, and modern upgradesâ€”perfect for family escapes, couples' weekends, or flexible multi-generational stays.

#### **Main House Highlights:**

Iconic A-frame design with soaring windows and skylights for all-day sunlight and forest views

3 bedrooms, 2 full baths, plus a cozy game room downstairs for family fun

Warm, knotty pine interior and a sunny main-level deck with a peek of the lake

#### **Separate Guest Studio:**

Fully remodeled studio apartment with kitchenette, bath, and private entranceâ€”ideal for guests or rental income

#### **Pet-Friendly Features:**

Covered, chain-link dog run with direct access from the bedroom dog doorâ€”let your pup roam safely while youâ€™re away

#### **Major Recent Upgrades:**

New furnace + A/C, new copper plumbing, new electrical panel, interior/exterior paint

Includes washer/dryer, electric generator, WiFi water shutoff valve, and wired for security

#### **Easy Access & Parking:**

County-maintained access road via Little Bear and Elmwood

Two parking spots just steps to the front door,



with more parking down on Cottonwood  
Blue Jay Village less than a mile  
awayâ€”shop, dine, and unwind in minutes  
Fully furnished (with a few exceptions)â€”just  
bring your weekend bag!  
On the corner of Cottonwood and North Bay  
there is an ALA access gate.

Built in 1971

**Essential Information**

MLS® #	IG25098245
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,136
Acres	0.22
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nicolette Howard
Listing Office	KELLER WILLIAMS LAKE ARROWHEAD

**Community Information**

Address	27403 Cottonwood Lane
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92317

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Concrete
Garages	Concrete
View	Trees/Woods

Pool	None
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## Exterior

Lot Description	Sloped Up
Roof	Composition

## Interior

Interior Features	Bedroom on Main Level, Breakfast Bar, Furnished, High Ceilings, Living Room Deck Attached, Loft, Main Level Primary, Multiple Staircases
Appliances	Dishwasher, Dryer, Gas Oven, Gas Water Heater, Microwave, Refrigerator, Washer
Heating	Central, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Bonus Room, Living Room
# of Stories	3
Stories	Two

## School Information

District	Rim of the World
Elementary	Lake Arrowhead
Middle	Mary Putnam

## Additional Information

Date Listed	May 4th, 2025
Days on Market	197
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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