

# **\$625,000 - 1106 Rocky Mountain Road, Big Bear City**

MLS® #IG25105468

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## **\$625,000**

2 Bedroom, 2.00 Bathroom, 1,584 sqft  
Residential on 0 Acres

N/A, Big Bear City,

\$83,000+ in short-term rental revenue earned in the past 12 months â€” without any ad spend and listed on only one platform! This is a SUPER RARE opportunity to own one of Big Bearâ€™s most unique and profitable modified A-frames. Located in a highly walkable and drivable neighborhood near the lake, forest and trails, ski slopes, Convention Center and more, this fully renovated home is an incredible retreat and a proven income-producing asset. Designed with thoughtful intention and a strong attention to detail, the cabin welcomes with a big open, larger-than-standard great room with dramatic 20-foot beamed ceilings and an entire wall of windows framing beautiful ski slope views. Flowing seamlessly to a chefâ€™s kitchen with bar seating, a full dining area with convertible pool table, and a cozy living space centered around a fireplace. Comfortably sleeps 6 and includes two spacious bedrooms, plus a loft lounge and a full-sized sleeper in the living room. The private upstairs primary suite offers a king bed, mountain views, ductless A/C, office space, and en-suite bath with electric fireplace. Downstairs features a queen bedroom, full bathroom with tub, and easy access to the wrap around deck. Enjoy a beautifully landscaped yard with hammocks, corn hole, and bocce ball, or relax on the expansive deck with a hot spa, gas BBQ grill and fire pit, and mountain views. Flat, accessible, street-to-alleyway parking and quick access to Big Bear's most popular



attractions and amenities make this one of the most convenient locations. Upgrades include: new kitchen and bathrooms, laundry, new electric panel, dual-pane windows and doors, concrete driveway, fully landscaped yard with irrigation, roof and rain gutters, custom powder-coated railings and snow grates, 100% waterproof luxury vinyl plank flooring, and more. With a 4.99 rating, "Guest Favorite" status, and top 10% listing rank, this turn-key home is ideal for buyers seeking a move-in ready mountain escape that truly performs!

Built in 1970

**Essential Information**

MLS® #	IG25105468
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,584
Acres	0.17
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jonathan Vasquez
Listing Office	EXP REALTY OF CALIFORNIA INC.

**Community Information**

Address	1106 Rocky Mountain Road
Area	BBC - Big Bear City
Subdivision	N/A
City	Big Bear City
County	San Bernardino
Zip Code	92314

**Amenities**

Utilities	See Remarks, Electricity Connected, Natural Gas Connected, Sewer
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	Connected, Water Connected
Parking	One Space, Paved
Garages	One Space, Paved
View	Neighborhood
Pool	None
Security	24 Hour Security

## Exterior

Lot Description	Landscaped, Level, Paved
Roof	Composition

## Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Dryer, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas, See Remarks, Wood Stove
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Other
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## Additional Information

Date Listed	May 12th, 2025
Days on Market	100
Zoning	BV/RS
Short Sale	N
RE / Bank Owned	N

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