

\$895,000 - 313 John Muir Road, Lake Arrowhead

MLS® #IG25113159

\$895,000

3 Bedroom, 4.00 Bathroom, 1,872 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Rare first tier opportunity in the Palisades! Just steps from the water with your own single slip dock, boat lift, and dock house on a wide pier. Set in one of Lake Arrowhead's most loved neighborhoods, this storybook property features two charming Tudor style homes, lake rights, and a beautifully landscaped yard with a custom waterfall that winds through it.

It's the kind of place that truly feels like lake living.

The main house, built in 2012 by local builder Ron Dolman, offers 2 bedrooms, 2 full baths, and an open concept kitchen, living, and dining area centered around a cozy fireplace. A two car attached garage with generous storage makes everyday living easy, and as an added bonus the home features a whole house back up generator for year round comfort.

Situated at the top of the property with peekaboo lake views, the guest house was originally built in the 1950s and features one bedroom with beautiful lofted ceilings, a full bath, and a half bath. The warm and inviting living area includes a wood burning fireplace, a charming dining nook, and a full kitchen. This home also has AC and is connected to the generator for added peace of mind.

Outside, the property is filled with thoughtful hardscaping. Stone terraces, concrete patios, and multiple spaces to relax or entertain. A



CRMLS

multi level waterfall designed by Dolman winds through the yard, with charming bridges that make it feel like your own private oasis.

Whether you're looking for a quiet weekend escape or a full time lake retreat, this one of a kind property offers the perfect blend of charm, privacy, and easy lake access. With two character filled homes, your own dock, and a setting that blends privacy with proximity to the lake, it's the kind of place that's hard to come by and even harder to leave.

Built in 1951

Essential Information

| | |
|----------------|--------------------------------|
| MLS® # | IG25113159 |
| Price | \$895,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 1 |
| Half Baths | 2 |
| Square Footage | 1,872 |
| Acres | 0.17 |
| Year Built | 1951 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Tudor |
| Status | Closed |
| Listing Agent | Christine Williams |
| Listing Office | KELLER WILLIAMS LAKE ARROWHEAD |

Community Information

| | |
|-------------|------------------------|
| Address | 313 John Muir Road |
| Area | 287A - Arrowhead Woods |
| Subdivision | Arrowhead Woods (AWHW) |
| City | Lake Arrowhead |
| County | San Bernardino |
| Zip Code | 92352 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| # of Garages | 2 |
| View | Lake, Peek-A-Boo, Trees/Woods |
| Waterfront | Across the Road from Lake/Ocean, Boat Ramp/Lift Access, Lake Privileges |
| Pool | None |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Boat Lift, Boat Slip |
| Lot Description | ZeroToOneUnitAcre |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Wood |
| Interior Features | Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Bedroom on Main Level, Walk-In Closet(s), Beamed Ceilings, Cathedral Ceiling(s), Furnished, Multiple Primary Suites |
| Appliances | Dishwasher, Gas Oven, Microwave, Refrigerator, Water Heater, Dryer, Washer, Freezer |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

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|----------|------------------|
| District | Rim of the World |
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Additional Information

| | |
|-----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 24 |
| Zoning | RS |
| Short Sale | N |
| RE / Bank Owned | N |

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