

\$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



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, itâ€™s the kind of place thatâ€™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

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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