

# \$599,000 - 1295 Aleutian Drive, Lake Arrowhead

MLS® #IG25120540

**\$599,000**

5 Bedroom, 3.00 Bathroom, 3,115 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Custom built and never before been on the market. Located on a corner lot with usable gradual land. Pull up to level parking with level entry access, or park in the garage/driveway around the corner. There is ample parking and the garage is a must see, with a storage room attached to the garage adding the extra wow. Inside the home you will find multiple levels, a library loft space, a huge workshop/storage room, man/woman cave, it is ideal if you have needed an indoor workshop from home or just the extra space to tinker. The living room boasts vaulted ceilings and there is even an attached sun room sitting area. The main floor also consists of a primary bedroom with walk in closet, a second bedroom and bath, dining room, kitchen, and breakfast nook. Upstairs is 2 more bedrooms and bath. The bottom floor consist of the extra storage space along with a family/game room and further rooms that can be used for storage or workspaces. This is a must see to appreciate all that it has to offer. You will even find a full home Generator, AC, Grape vines, fruit trees and more, you are also close to the OHV trails, pinnacles, PCT, and yes the property does have lake rights.



Built in 1970

## Essential Information

MLS® # IG25120540

Price \$599,000

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,115
Acres	0.27
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michelle Calkins
Listing Office	COLDWELL BANKER SKY RIDGE REALTY

## Community Information

Address	1295 Aleutian Drive
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Driveway
# of Garages	2
Garages	Garage, Driveway
View	Neighborhood, Trees/Woods
Pool	None

## Exterior

Lot Description	Corner Lot, Sloped Down
Roof	Composition

## Interior

Interior Features	Separate/Formal Dining Room, Bedroom on Main Level, Breakfast Area, Cathedral Ceiling(s), Living Room Deck Attached, Loft, Main Level Primary, Walk-In Closet(s)
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Rim of the World
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## Additional Information

Date Listed	May 30th, 2025
Days on Market	61
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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