

\$775,000 - 425 Heliotrope Drive, Lake Arrowhead

MLS® #IG25149635

\$775,000

3 Bedroom, 3.00 Bathroom, 1,754 sqft
Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Just listed in the pristine alpine community of Lake Arrowhead! This charming 1960s cottage blends classic mountain character with modern comforts, all while offering the coveted Lake Rights that make Lake Arrowhead living so desirable. Perfectly positioned on a level lot with lake views, this home boasts level entry and level parking—a rare and valuable combination—accommodating up to six vehicles, or ideal for boat/RV parking. Whether you™re seeking a peaceful retreat or a year-round residence, this gem checks all the boxes. Inside, the layout is as functional as it is cozy, with three spacious bedrooms and three baths, including a true primary suite on the main level for easy single-level living plus an extra guest bath on the main. Upstairs, you™ll find two additional bedrooms and a shared full bath, making it ideal for family or guests. The living room invites you to relax fireside with a real brick fireplace, all while taking in the serene views of the lake beyond. Step outside to enjoy the large wraparound deck, perfect for entertaining or savoring quiet mornings in the crisp mountain air. A grassy play area with easy-care artificial turf adds space for fun and games without the maintenance. The upgrades continue with newer exterior paint, updated kitchen and baths, spa, central A/C, and a whole-house natural gas generator for added peace of mind. This home offers full Lake Arrowhead Lake Rights, allowing owners exclusive access to launch boats or personal watercraft, utilize



the three private beach clubs, and purchase or rent a dock. With minimal fees and membership limited to property owners, the private lake experience is one of the most unique in Southern California. The cottage is located in an area locals lovingly refer to as "the neighborhood" a friendly, walkable community with level streets where neighbors mingle easily and stroll down to the water's edge via private lake access trails. From there, enjoy a walk along the shoreline path east to the marina or west to Lake Arrowhead Village for lakeside dining, shopping, and entertainment. You're also just a short stroll to the quaint town of Cedar Glen, home to charming shops and eateries. This beloved cottage is offered furnished, with only a few staging pieces excluded, making your move to the mountains effortless and inviting. Whether for weekends or forever, this is Lake Arrowhead at its best.

Built in 1963

Essential Information

MLS® #	IG25149635
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,754
Acres	0.15
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Mid-Century Modern
Status	Closed
Listing Agent	Sueellen Knapp
Listing Office	KELLER WILLIAMS REALTY

Community Information

Address	425 Heliotrope Drive
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

Parking	Boat
Garages	Boat
View	Mountain(s), Lake, Trees/Woods
Waterfront	Lake Privileges
Pool	None
Security	Closed Circuit Camera(s)

Exterior

Exterior	Wood Siding, Lap Siding
Lot Description	Front Yard, Lawn, Landscaped, Near Park, Sprinkler System, Yard, Level, Trees
Roof	Composition
Construction	Wood Siding, Lap Siding

Interior

Interior	Wood
Interior Features	Eat-in Kitchen, Main Level Primary, Primary Suite, Walk-In Closet(s), Beamed Ceilings, Breakfast Area
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Dryer, Washer, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Rim of the World
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Additional Information

Date Listed	July 3rd, 2025
Days on Market	7
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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