

\$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 |
|----------|------------------|

Additional Information

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

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 6:56pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.