

\$419,000 - 31115 Valley Oak Dr, Running Springs

MLS® #IG25159301

\$419,000

4 Bedroom, 3.00 Bathroom, 1,614 sqft
Residential on 0 Acres

Running Springs (RUSG), Running Springs,

Seller is entertaining backup offers. This unique architectural, A-frame style home, efficiently sheds snow and is sturdy against wind, while seamlessly blending in with its surroundings. The beautifully maintained cabin offers the perfect balance of rustic charm, comfort, and functional living in a serene, forest setting – perfect for raising a family, entertaining and caring for pets. The home is equipped for full-time living, a weekend escape or investment use.

Inside, you'll find warm wood ceilings and walls that enhance the home's cozy, cabin-like atmosphere. Don't miss the beautiful hardwood floors in the living room. A classic wood-burning fireplace/wood stove efficiently heats the home. The flexible floor plan includes four bedrooms, that can be used for guests, grandparent's quarters, roommates, game room, library, hobbies or a home office. Each of the home's three levels features a bathroom. A separate laundry room includes a washer and dryer.

The bright, open kitchen is equipped with a refrigerator, brand-new dishwasher and brand-new stove, making it ready for daily meals or enjoying friends and family. Large windows bring in natural light and offer beautiful views of the surrounding landscape.

Outdoor living is equally impressive. Enjoy decks on each level that invite you to relax and



take in nature's scenery. A concrete patio on the lower level opens to a fully fenced, pet friendly, and terraced yard—plant gardens, BBQ your favorite meal, or play. The fruit trees include pear and cherry for those who have a green thumb. There's also a welcoming front deck at the entry, with potential for sipping morning coffee or greeting guests. Practical features include level, paved off-street parking for 4–6 vehicles. The spacious yard also has a storage shed for incidentals.

Built in 1972

Essential Information

MLS® #	IG25159301
Price	\$419,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,614
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Rolf Garthoffner
Listing Office	ARROWHEAD PREMIER PROPERTIES

Community Information

Address	31115 Valley Oak Dr
Area	288 - Running Springs
Subdivision	Running Springs (RUSG)
City	Running Springs
County	San Bernardino
Zip Code	92382

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Asphalt, Driveway, Off Street, One Space, Paved, Uncovered
Garages	Asphalt, Driveway, Off Street, One Space, Paved, Uncovered
View	Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Concrete, Wood Siding
Lot Description	Sloped Down, Yard, Gentle Sloping, Trees
Roof	Composition
Construction	Concrete, Wood Siding
Foundation	Concrete Perimeter

Interior

Interior	Carpet, Vinyl
Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Ceramic Counters, Living Room Deck Attached, Unfurnished, Bedroom on Main Level, Balcony, Cathedral Ceiling(s), Multiple Staircases, Tile Counters
Appliances	Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Dryer, Washer, Built-In Range, Water Heater
Heating	Central, Forced Air, Fireplace(s), Natural Gas, Wood, Wood Stove
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Free Standing
# of Stories	3
Stories	Three Or More

School Information

District	Rim of the World
Elementary	Lake Arrowhead
Middle	Mary Putnam
High	Rim Of The World

Additional Information

Date Listed	July 15th, 2025
Days on Market	18

Short Sale N

RE / Bank Owned N

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