

\$865,000 - 262 State Highway 173, Lake Arrowhead

MLS® #IG25169101

\$865,000

5 Bedroom, 4.00 Bathroom, 2,030 sqft
Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Steps to the Lake & Village, this charming 1920s home is less than a 2 minute walk to the lake and just 4 minutes to the Village. Whether you're grabbing lunch, hopping on a boat, or taking a walk along the lake, everything you love about the mountain is right at your fingertips. With level entry, a two-car garage, and plenty of parking, the layout is comfortable and easy. The main floor features the kitchen, dining, and living areas, with access to a large deck surrounded by pines. A cozy stone fireplace, wood beamed ceilings, and natural light throughout make it feel warm and inviting. The primary bedroom is also on the main level for added convenience. Upstairs offers three additional bedrooms plus a bonus lounge that easily doubles as a fifth bedroom, bunk room, or playroom. With five bedrooms, four bathrooms, and the lake practically in your backyard, it's perfect for full time living or weekend escapes. Lovingly owned by the same family for over two decades, this home is full of heart and opportunity. Whether you're looking for a mountain escape, a vacation rental, or a rare chance to live steps from the water, this one is not to be missed.



Built in 1926

Essential Information

MLS® #	IG25169101
Price	\$865,000

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,030
Acres	0.11
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Abbey Thomason
Listing Office	KELLER WILLIAMS LAKE ARROWHEAD

Community Information

Address	262 State Highway 173
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

Parking Spaces	6
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Trees/Woods
Waterfront	Lake Privileges
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Shingle

Interior

Interior Features	Beamed Ceilings, Bedroom on Main Level, Main Level Primary
Appliances	Dryer, Washer
Cooling	None
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	July 28th, 2025
Days on Market	77
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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