

# \$477,900 - 767 Grass Valley Road, Lake Arrowhead

MLS® #IG25176599

**\$477,900**

3 Bedroom, 1.00 Bathroom, 1,032 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Welcome to your charming mid-century A-frame retreat at 767 Grass Valley Road, nestled in the serene community of Lake Arrowhead. This delightful three-bedroom, one-bathroom home spans 1,032 square feet and boasts much-coveted lake rights, allowing you exclusive access to the breathtaking Lake Arrowhead. Step inside to discover an updated kitchen outfitted with premium GE CafÃ© appliances, perfect for the culinary enthusiast. The updated bathroom adds a touch of modern convenience, while the cozy living room features a fireplace, ideal for those chilly mountain evenings. Dual access enhances the convenience of this property, and the roof, just six years old, ensures peace of mind. Situated on a generous 12,450 square foot lot, the home offers picturesque views of the surrounding trees and woods, providing a tranquil backdrop to your everyday life.

Positioned near Grass Valley Park and just moments from Blue Jay and Lake Arrowhead shopping areas, as well as local schools, this home combines the best of both worlds—seclusion and accessibility. On the lowest level you will find an over 200 sq' bonus room (not included in square footage) with separate access ready for you to add personal touches and create an additional bedroom or flex space. On record as a 2 bed but has two rooms in the main plus a loft and lives like a 3 bed. Don't miss the opportunity to own this quintessential Lake Arrowhead property, steeped in mid-century charm and modern



comforts.

Built in 1964

## Essential Information

MLS® #	IG25176599
Price	\$477,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,032
Acres	0.29
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Gary Doss
Listing Office	COMPASS

## Community Information

Address	767 Grass Valley Road
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

## Amenities

Utilities	Cable Connected, Electricity Connected, Sewer Connected, Water Connected
Parking	Driveway, Asphalt, Concrete, Driveway Up Slope From Street, Off Street, Paved
Garages	Driveway, Asphalt, Concrete, Driveway Up Slope From Street, Off Street, Paved
View	Hills, Mountain(s), Peek-A-Boo, Pond, Trees/Woods
Waterfront	Lake Privileges, Pond
Pool	None

## Exterior

Lot Description	Back Yard, Garden, Sloped Up
Windows	Double Pane Windows, Casement Window(s), Garden Window(s)
Roof	Composition

## Interior

Interior	Carpet, Laminate
Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), High Ceilings, Living Room Deck Attached, Open Floorplan, Storage, Bedroom on Main Level, Loft
Appliances	Double Oven, Dishwasher, Electric Oven, Electric Range, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Electric Water Heater, Water To Refrigerator
Heating	Ductless, Wood Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Free Standing, Living Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Rim of the World
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## Additional Information

Date Listed	August 6th, 2025
Days on Market	41
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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