

# \$439,900 - 1275 Portillo Lane, Lake Arrowhead

MLS® #IG25177665

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## \$439,900

4 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Tucked among the pines with peaceful forest views, this Lake Arrowhead retreat offers the lifestyle buyers are searching for—relaxation, privacy, and proximity to nature. Just a short stroll from Tavern Bay Beach Club, Willow Creek trails, and the San Bernardino National Forest, this inviting mountain home combines charm with flexibility. The main level features a comfortable open layout with a fireplace, dining area that opens to a wrap-around deck, and a kitchen with a breakfast bar perfect for easy entertaining. Upstairs, two bedrooms with vaulted beam ceilings offer restful views, one with its own fireplace for cozy evenings. The lower level includes a private suite with an en-suite bath and its own exterior access, ideal for guests, creative space, or multi-use living. A partially fenced yard, level parking, and a private drive on just over a quarter acre complete the setting. With recent renovations already completed and full Lake Arrowhead lake rights included, this home is ready for new memories—bring your vision and make it yours before the season changes.



Built in 1979

## Essential Information

MLS® #	IG25177665
Price	\$439,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,702
Acres	0.26
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom
Status	Closed
Listing Agent	Theresa Grant
Listing Office	Real Broker

### Community Information

Address	1275 Portillo Lane
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	Trees/Woods, Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### Exterior

Exterior	Wood Siding
Lot Description	Sloped Down
Windows	Double Pane Windows
Roof	Composition
Construction	Wood Siding

### Interior

Interior	Laminate
Interior Features	High Ceilings, Living Room Deck Attached, Open Floorplan, Bedroom on Main

	Level, Beamed Ceilings, Breakfast Bar
Appliances	Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom, Wood Burning
# of Stories	3
Stories	Three Or More

## School Information

District	Rim of the World
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## Additional Information

Date Listed	August 6th, 2025
Days on Market	9
Zoning	R1
Short Sale	N
RE / Bank Owned	N

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