

\$719,000 - 1310 Yosemite Drive, Lake Arrowhead

MLS® #IG25181654

\$719,000

4 Bedroom, 3.00 Bathroom, 2,309 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Located in the Heart of Arrowhead Woods with Lake Rights find this Level Entry Sun Drenched 2,309 sqft 2-Story Traditional Residence featuring Rose filled Gardens and enticing Covered Front Porch Entry adorned with River Rock and delightful Babbling Water Feature upon arrival. Once inside the Main Level Features: Cheerful Powder Room, Window Seat for slipping on and off the shoes, Central Hall leading to the Open Kitchen with Granite Center Isle with Custom Lighting, durable Corian Countertops, Double Sink, Kitchen Aid, Whirlpool and Jenn-Air Appliances, that Opens to Spacious Dining with Expansive Window Seating that opens to the Vaulted Ceiling Living Room with Built-In Entertainment Center embraced with Wood Burning Brick Fireplace and Log Lighter yielding access to the Expansive Main Level Outdoor Entertaining Deck. Once back inside, just 3 steps off of the Living Room find the Large Laundry Room with Side-by-Side Washer & Dryer with Loads of Built-In Storage for Linens with super convenient Direct Access to the 2-Car Garage and bonus Side Pet Friendly Door for Dual Direct Access. Upper-Level Features: Premium Acorn Stairlift Assist leads to 3 Guest Bedrooms with Full Bath and Super Spacious Primary Ensuite Bedroom with Seamless Glass Surround Custom Step-In Shower, Dual Sinks and Granite Countertop. Other Features Include: Pride of Ownership, Kitchen with 2 Lazy Susan's, Pots and Pans Drawers and Pantry,



Built in 1987

Amenities

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|----------------|--|
| Utilities | Electricity Connected, Water Connected, Cable Available, Natural Gas Connected, Phone Available, Sewer Connected |
| Parking Spaces | 4 |
| Parking | Garage, Concrete, Direct Access, Door-Single, Driveway Down Slope From Street, Garage Faces Side, Off Street, On Site, Oversized, Side By Side |
| # of Garages | 2 |
| Garages | Garage, Concrete, Direct Access, Door-Single, Driveway Down Slope From Street, Garage Faces Side, Off Street, On Site, Oversized, Side By Side |
| View | Neighborhood, Trees/Woods |
| Waterfront | Lake, Lake Privileges |
| Pool | None |
| Security | Smoke Detector(s), Carbon Monoxide Detector(s) |

Exterior

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|-------------------|---|
| Exterior | Concrete, Drywall, Lap Siding |
| Exterior Features | Lighting, Rain Gutters |
| Lot Description | Trees, Corner Lot, Corners Marked, Garden, Gentle Sloping, Landscaped, Sloped Down, Sprinklers In Front |
| Windows | Double Pane Windows, Blinds, Custom Covering(s), ENERGY STAR Qualified Windows, Screens, Shutters |
| Roof | Composition |
| Construction | Concrete, Drywall, Lap Siding |
| Foundation | Concrete Perimeter, Raised |

Interior

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|-------------------|---|
| Interior | Carpet, Tile, Vinyl, Laminate |
| Interior Features | Ceiling Fan(s), Open Floorplan, Pantry, Balcony, Built-in Features, Cathedral Ceiling(s), Ceramic Counters, Country Kitchen, Crown Molding, Eat-in Kitchen, Granite Counters, High Ceilings, Living Room Deck Attached, Paneling/Wainscoting, Partially Furnished, Recessed Lighting, Separate/Formal Dining Room, Solid Surface Counters, Stair Climber, Stone Counters, Storage |
| Appliances | Dishwasher, Disposal, Ice Maker, Microwave, Refrigerator, Water To Refrigerator, Water Heater, Dryer, Washer, Barbecue, Electric Range, Free-Standing Range, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater |
| Heating | Central, Forced Air, Natural Gas, Wall Furnace |
| Cooling | Wall/Window Unit(s) |
| Fireplace | Yes |
| Fireplaces | Living Room, Raised Hearth, Wood Burning, Gas Starter, Masonry |

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| # of Stories | 2 |
| Stories | Two |

School Information

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

Additional Information

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| Date Listed | August 12th, 2025 |
| Days on Market | 78 |
| Zoning | LA/RS-14M |
| Short Sale | N |
| RE / Bank Owned | N |

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