

\$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,



Dual Pane Windows throughout, Parking for 6 Vehicles, New Comp Roof in 2021 with Rain Gutters, Wooded 12,700 sqft Lot, 2-Exterior Storage Sheds, Green House for Plant Nurturing, Lower Level Deck with Direct Access to the Utility Build-Up Storage Area enroute to the Inviting Jacuzzi complete with Privacy Screen!

Built in 1987

Essential Information

MLS® #	IG25181654
Price	\$719,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,309
Acres	0.29
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Keith Binkley
Listing Office	MOUNTAIN COUNTRY REALTY, INC.

Community Information

Address	1310 Yosemite Drive
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

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

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

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

# of Stories	2
Stories	Two

School Information

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

Additional Information

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

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