

\$399,000 - 871 Spruce Lane, Big Bear City

MLS® #IG25183944

\$399,000

2 Bedroom, 2.00 Bathroom, 1,291 sqft

Residential on 0 Acres

N/A, Big Bear City,

Welcome to this comfortable and spacious family home, and spend your days looking out to the mountains and big skies of Erwin Lake, Big Bear City. This family home has been lovingly maintained, and is positioned on a double lot - with street to street access. Paved level driveway attached garage with a heating unit makes storage and parking comfortable all year round. Arriving home here means a cosy and inviting front garden offering privacy and seclusion, along with a fenced in front yard. A perfect location for an affordable home for the outdoorsy family. Close to hiking, mountain biking, and horseback riding, the home has been landscaped with drought resistant plants and is completely fenced in - this home also includes the additional vacant lot which provides for a huge back garden and all fully fenced into one big yard. Inside, the home is clean and comfortable with natural light flooding into a pretty bay window bay dining space, gorgeous wood ceilings downstairs, and a spacious open kitchen with laundry inside. Off the living area is comfortable, full sized bathroom. Upstairs are the spacious bedrooms, the primary is oversized and includes an alcove home office / nursery area with views out to the landscaped entryway, a second spacious bedroom across the hall, with both bedrooms having jack and Jill access to full bathroom. The back yard looks out to a pretty mountain landscapes, and in addition to the oversized yard, there are fruit trees and a storage shed. This place is easy to call home,



with friendly family neighbors of both the human and burro variety :)

Built in 1993

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | IG25183944 |
| Price | \$399,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,291 |
| Acres | 0.10 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Closed |
| Listing Agent | Gary Doss |
| Listing Office | COMPASS |

Community Information

| | |
|-------------|-------------------|
| Address | 871 Spruce Lane |
| Area | ERWL - Erwin Lake |
| Subdivision | N/A |
| City | Big Bear City |
| County | San Bernardino |
| Zip Code | 92314 |

Amenities

| | |
|----------------|--|
| Utilities | Sewer Connected |
| Parking Spaces | 10 |
| Parking | Boat, Gated, Off Street, RV Access/Parking |
| # of Garages | 2 |
| Garages | Boat, Gated, Off Street, RV Access/Parking |
| View | Mountain(s), Neighborhood, Trees/Woods |
| Pool | None |

Exterior

| | |
|-----------------|-------------------|
| Lot Description | Level, Landscaped |
| Roof | Composition |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Refrigerator, Dryer, Washer, Gas Water Heater |
| Heating | Wall Furnace |
| Cooling | None |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

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|----------|---------------------|
| District | Bear Valley Unified |
|----------|---------------------|

Additional Information

| | |
|-----------------|-------------------|
| Date Listed | August 21st, 2025 |
| Days on Market | 52 |
| Zoning | BV/RS |
| Short Sale | N |
| RE / Bank Owned | N |

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