

# \$475,000 - 26495 Walnut Hills Drive, Lake Arrowhead

MLS® #IG25191526

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,804 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Tucked into a peaceful pocket of Lake Arrowhead where the streets are wider and the pace slows to mountain time, this residence embodies the timeless appeal of a Thunderbird floorplan, enriched with thoughtful upgrades and framed by nature's quiet beauty.

Fresh exterior paint and a newly paved driveway set the stage with polished curb appeal and effortless arrival. Step inside, where soaring T&G wood ceilings draw the eye upward and expansive picture windows unveil sweeping ridgeline views, filling the home with soft, golden mountain light.

This sought-after layout beautifully balances connected spaces and private retreats. The main living area, anchored by a dramatic stone fireplace, invites laughter, lingering conversations, and evenings warmed by its glow. Just beyond, the dining area opens to panoramic forest vistas, making every meal feel elevated by the view.

The large kitchen makes hosting effortless, while the den with its own fireplace downstairs introduces a cozy second living space perfect for movie nights, board games, or a quiet retreat.

Comfort and functionality are thoughtfully arranged: three spacious bedrooms and two full baths, each enjoying tranquil tree-top



views, yet just minutes from Lake Arrowhead Village. Recent upgrades including an upgraded heating system and double-pane windows ensure comfort, efficiency, and peace of mind in every season.

Enhancing its allure, the home includes Lake Arrowhead lake rights, offering access to private beaches, community docks, and the full tapestry of lake life.

Here, every detail from wider, more accessible roads to the tranquil setting works in harmony to create a lifestyle defined by peace, natural beauty, and connection. Whether as a full-time haven, a weekend retreat, or a gathering place for family and friends, this Walnut Hills residence invites you to make Lake Arrowhead your story.

Built in 1978

## Essential Information

MLS® #	IG25191526
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,804
Acres	0.20
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gailmarie Bramlett
Listing Office	THE GM GROUP

## Community Information

Address	26495 Walnut Hills Drive
Area	287A - Arrowhead Woods

Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92391

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking	Asphalt, Driveway
Garages	Asphalt, Driveway
View	Trees/Woods
Pool	None

## Exterior

Lot Description	Gentle Sloping, Sloped Down, Trees, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Composition

## Interior

Interior	Carpet, Wood
Interior Features	Bedroom on Main Level, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Ceramic Counters, High Ceilings, Separate/Formal Dining Room, Tile Counters, Utility Room
Appliances	Gas Cooktop, Gas Oven, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Den, Living Room
# of Stories	2
Stories	Two

## School Information

District	Rim of the World
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## Additional Information

Date Listed	August 25th, 2025
Days on Market	86
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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