

\$545,000 - 1310 Montreal Drive, Lake Arrowhead

MLS® #IG25216284

\$545,000

3 Bedroom, 2.00 Bathroom, 1,728 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Exciting update this Lake Arrowhead home and its private dock are now available individually, yet perfectly paired for those seeking the full lake experience. The home buyer also receives first right of refusal on the dock, offering a rare opportunity to create the ultimate lake and mountain lifestyle.

Welcome to Montreal Drive, where the forest greets you with quiet calm and sunsets turn each evening golden. Featuring lake rights, level entry, and multiple living spaces, this Lake Arrowhead retreat is designed for both connection and serenity.

The main level welcomes you with warmth and functionality, showcasing a spacious living room centered around a wood-burning fireplace that opens directly to the kitchen and dining area for effortless everyday flow. Sliding doors lead to a generous deck surrounded by tall trees and glowing sunsets—an inviting space for outdoor dining, gatherings, or quiet evenings in the mountain air. A bedroom and full bath on this level allow for true single-level living, ideal for guests or those who prefer to avoid stairs while still enjoying a full-size mountain home.

Downstairs, the home opens again for relaxation and fun. A game and lounge area with a bar setup, second fireplace, and cozy seating area provide the perfect setting for entertaining. Two additional bedrooms and a



full bath complete this floor, offering room for family or friends. Sliding doors open to another tree-lined deck, adding yet another way to enjoy the outdoors.

Set on a clean, well-maintained treed lot, the property features a circular driveway at the front for easy access, dual access below for added convenience, and dedicated boat parking to the left of the home. There's room for cars, RVs, and every kind of mountain adventure.

Additional highlights include multiple decks, two fireplaces, a game and bar area, and ample off-street parking for both vehicles and recreation. Located near riding trails, hiking, and outdoor recreation, this home captures the best of both lake and mountain living.

Built in 1980

Essential Information

MLS® #	IG25216284
Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,728
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gailmarie Bramlett
Listing Office	THE GM GROUP

Community Information

Address	1310 Montreal Drive
Area	287A - Arrowhead Woods

Subdivision Arrowhead Woods (AWHW)
City Lake Arrowhead
County San Bernardino
Zip Code 92352

Amenities

Utilities Natural Gas Available, Electricity Available, Sewer Available, Water Available
Parking Spaces 2
Parking Circular Driveway
Garages Circular Driveway
View Trees/Woods, Mountain(s)
Pool None

Exterior

Lot Description ZeroToOneUnitAcre
Roof Composition

Interior

Interior Wood
Interior Features Bar, Ceiling Fan(s), Living Room Deck Attached, Main Level Primary, Separate/Formal Dining Room, Tile Counters
Appliances Dishwasher, Refrigerator, SixBurnerStove
Heating Central
Cooling None
Fireplace Yes
Fireplaces Family Room, Recreation Room
of Stories 2
Stories Two

School Information

District Rim of the World

Additional Information

Date Listed September 15th, 2025
Days on Market 74
Short Sale N
RE / Bank Owned N

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