

# \$569,000 - 39054 Bayview Lane, Big Bear Lake

MLS® #IG25271352

**\$569,000**

3 Bedroom, 2.00 Bathroom, 1,448 sqft

Residential on 0 Acres

N/A, Big Bear Lake,

Escape to the beauty of Boulder Bay and discover a home filled with charm, warmth, and inviting views of the lake and distinctive rock formations—offering the sense of "Happy Use" from the moment you arrive. You enter into the lively bunk/game room, a flexible, fun-filled space with a stone fireplace, TV, foosball table & convenient 1½ bath, setting a playful mountain vibe. The spacious primary bedroom, styled with a whimsical lake theme, offers a relaxed retreat after a day of adventure. Head upstairs to the bright great room, where vaulted ceilings & a classic brick fireplace create an inviting mountain atmosphere. Throughout the home, upgraded windows, wood-style flooring & central air conditioning enhance comfort & style. A beautiful live-edge dining bar adds natural artistry & a welcoming spot for casual meals or AM coffee. Sunlight fills the space, revealing sweet lake views—a delightful daily treat—enjoyed best from both the great room & the upper front deck. The home features composite decking & sleek cable-style railing that complement the home's modern mountain appeal. This outdoor area offers space for dining & relaxation, with the sparkle of Boulder Bay making it a wonderful extension of the Great Room, enhancing outdoor enjoyment. The kitchen features stainless appliances & solid-surface counters, while both bathrooms include updated fixtures & vanities accented with shiplap. The upstairs bathroom is a standout featuring a



Digitally Altered: View unaltered version using QR code

custom-subway tile shower with striking penny-tile flooring, adding a fresh & modern touch. Just off the great room, the upstairs laundry roomâ€”with washer/dryer, pantry shelving, storage cabinets & a fun Dutch-style interior doorâ€”adds convenience and access to the rear yard. The fenced rear yard offers a great place to relax, entertain & take in Big Bearâ€™s star-filled night sky. Southern exposure brightens the spaces & accelerates snow melt, while the level concrete parking area makes year-round arrival & departure easier. Offering 3 bedrooms plus the bunk/game room, this is a fantastic place to gather with friends & family. Most of the furnishings are available so you can start your Big Bear adventure right away. Walk, ride or roll to Pleasure Point Marina & lake accessâ€”just minutes awayâ€”with the Village & resorts a short drive. Wonderful for weekend escapes, full-time living or a productive income opportunity, this Boulder Bay home delivers comfort, character & a welcoming mountain-lake lifestyle.

Built in 1965

## Essential Information

MLS® #	IG25271352
Price	\$569,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,448
Acres	0.12
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed

Listing Agent Karen Spitzer-lavrouhin  
Listing Office KELLER WILLIAMS BIG BEAR

## Community Information

Address 39054 Bayview Lane  
Area 289 - Big Bear Area  
Subdivision N/A  
City Big Bear Lake  
County San Bernardino  
Zip Code 92315

## Amenities

Utilities Natural Gas Connected, Water Connected, Overhead Utilities, Sewer Connected  
Parking Driveway, Paved  
Garages Driveway, Paved  
View Bay, Lake, Mountain(s), Neighborhood  
Pool None  
Security Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Lap Siding, Wood Siding  
Lot Description Back Yard  
Windows Double Pane Windows  
Roof Composition  
Construction Lap Siding, Wood Siding  
Foundation Concrete Perimeter

## Interior

Interior Laminate, Tile  
Interior Features Balcony, Ceiling Fan(s), Beamed Ceilings, Cathedral Ceiling(s), Furnished, High Ceilings, Open Floorplan, Pantry, Stone Counters, Wood Product Walls  
Appliances Gas Range, Microwave, Refrigerator, Dryer, Gas Water Heater, Tankless Water Heater, Washer  
Heating Central, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room, Recreation Room, Wood Burning  
# of Stories 2

Stories Two

## School Information

District Bear Valley Unified

## Additional Information

Date Listed December 5th, 2025

Days on Market 7

Short Sale N

RE / Bank Owned N

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