

# \$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 formationsâ€”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 ½ 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 viewsâ€”a delightful daily treatâ€”enjoyed best from both the great room & the upper front deck. The home features composite decking & sleek cable-style railing that complement the homeâ€™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



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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