

\$599,000 - 195 Cedar Circle, Lake Arrowhead

MLS® #IG26003177

\$599,000

5 Bedroom, 3.00 Bathroom, 1,546 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

It's all about location and the lake! Offered for the first time in over 70 years, this vintage Lake Arrowhead cottage enjoys a rare setting along the lake trail, just steps from Burnt Mill Beach Club. Surrounded by beautiful mature trees, the property offers unmatched proximity to the lake as well as easy access to the village shops and restaurants. The home features five bedrooms and two bathrooms across three levels. The main level includes an open living room, dining area, and kitchen. A short flight of stairs leads to a full bath and two bedrooms, while the top floor offers three additional bedrooms and a second bathroom with shower. This is a true fixer, presenting an exceptional opportunity for restoration, renovation, or re-imagining in one of Lake Arrowhead's most desirable lake-adjacent locations. The garage is a passthrough design with a smaller rear access door.

Major exterior improvements were completed in 2014, including new siding and roof, and in 2010 a 200-amp upgraded electrical panel. A highly desirable Dock S101, Slip F—the far-right slip when facing the lake and one of only six on the multiple-slip dock—is located just below the home along the trail and is available for an additional cost. The dock has been well maintained, with a new pier, stairs, and handrail installed in 2019. Dock is not being offered separately at this time.

A rare chance to own a legacy property where lake living, trail access, Lake Arrowhead Resort and Village shopping and dining



convenience all come together!

Built in 1953

Essential Information

MLS® #	IG26003177
Price	\$599,000
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Square Footage	1,546
Acres	0.11
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Paula Crate
Listing Office	COLDWELL BANKER SKY RIDGE REALTY

Community Information

Address	195 Cedar Circle
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Trees/Woods
Waterfront	Lake, Lake Privileges
Pool	None
Security	Security System

Exterior

Exterior Features	Boat Slip
Lot Description	Back Yard, Trees
Roof	Composition

Interior

Interior	Wood
Interior Features	Multiple Staircases, Partially Furnished, Beamed Ceilings
Appliances	Gas Oven, Gas Range, Refrigerator, Tankless Water Heater, Dryer, Washer
Heating	Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Rim of the World
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Additional Information

Date Listed	January 6th, 2026
Days on Market	3
Short Sale	N
RE / Bank Owned	N

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