

\$500,000 - 2313 Spring Oak, Running Springs

MLS® #IV25274011

\$500,000

3 Bedroom, 3.00 Bathroom, 1,776 sqft
Residential on 0 Acres

Lower Rowco (LORW), Running Springs,

Welcome to a home that truly celebrates nature. Perfect for anyone with a green thumb, this inviting property features a gorgeous green room, charming garden windows, and both front and fenced back yards bursting with flowers and lush greenery from spring through fall. A seasonal creek meanders along the property, drawing deer, birds, and other wildlife right to your yard. Add your own feeders or seeds, and youâ€™ll enjoy an ever-changing display of birdlife.

***A long driveway and two-car garage provide generous parking, and the whole-house generator offers peace of mind and comfort year-round. Inside, the open-concept main level offers a spacious kitchen with abundant cabinetry, a pantry, and a center island, all flowing seamlessly into the dining area and living room with a cozy fireplace. Large windows throughout fill the home with natural light and serene views of the surrounding trees. A convenient half bath completes the main floor.

***Step outside to the back patio for easy entertaining, or savor your morning coffee on the welcoming front porch while watching the sunriseâ€”this truly is a magical place.

***Upstairs features three comfortable bedrooms, includes a large ensuite with its own fireplace. The ensuite bathroom offers a spa tub, a separate shower, and a large vanity



with double sinks, privacy door for toilet, creating a relaxing retreat. Youâ€™ll also find a hall bathroom and a dedicated green room for your plants year-round.

***Located with easy commuter access to Highways 18 and 330, this home is also just minutes from mountain recreation. Enjoy being only a short drive to local ski resorts and Lake Arrowhead, making year-round adventure and leisure part of your everyday lifestyle.

Built in 2006

Essential Information

MLS® #	IV25274011
Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,776
Acres	0.23
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Tracey Lee Herbert
Listing Office	EXP REALTY OF CALIFORNIA INC

Community Information

Address	2313 Spring Oak
Area	288 - Running Springs
Subdivision	Lower Rowco (LORW)
City	Running Springs
County	San Bernardino
Zip Code	92382

Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage Faces Front, Garage, Paved, Door-Single, Driveway Down Slope From Street, Gated, Heated Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage Faces Front, Garage, Paved, Door-Single, Driveway Down Slope From Street, Gated, Heated Garage
View	Neighborhood, Trees/Woods
Waterfront	Creek
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Wood Siding, Drywall
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, ZeroToOneUnitAcre
Windows	Double Pane Windows, Garden Window(s), Plantation Shutters, Screens
Roof	Composition, Ridge Vents
Construction	Wood Siding, Drywall
Foundation	Concrete Perimeter

Interior

Interior	Bamboo
Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Pantry, Recessed Lighting, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Storage, Unfurnished
Appliances	Dishwasher, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Water To Refrigerator, Dryer, Washer, ENERGY STAR Qualified Appliances, Gas Oven, High Efficiency Water Heater, Self Cleaning Oven, Vented Exhaust Fan, Water Purifier
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room, Blower Fan, Primary Bedroom, Zero Clearance
# of Stories	2
Stories	Two

School Information

District	Rim of the World
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Additional Information

Date Listed	December 11th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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