

# \$499,000 - 191 Grass Valley Road, Lake Arrowhead

MLS® #OC24249868

**\$499,000**

4 Bedroom, 3.00 Bathroom, 2,220 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

**FULL LAKE RIGHTS AND ACCESS TO BEACH CLUB WITH MEMBERSHIP:** Make sure to take the time to go inside, don't just drive by. Year round living, Second Home or Short Term rental, this house has plenty of room for the family. This home has Lake Rights and the option to join the beach club and/or obtain a boat dock for an additional fee through the lake club. Great location across from Lake Arrowhead Country club, close private access to Grass Valley lake park to enjoy a picnic lunch or just watch the ducks. Walking distance to Will Abel memorial trail, which is over 80 acres of forest to enjoy. This Tri-Level home has a bedroom, bath, kitchen and dining area on the entry level. As well as large floor to ceiling windows and sliding doors that open to a large wrap around deck. The downstairs area has a full den, bath and primary bedroom as well as washer/dryer, two large storage areas and access to another outside deck. The upstairs area has two bedrooms, one of which is loft style, plenty of walk in closet space and a full bath. Gorgeous wooded views abound from every window. Home is located off Heron which is an access road that is plowed. The driveway area is circular and has a shed for garden tools and snow toys. There is a stairway access and extra parking from Grass Valley road. This house is sold fully furnished or furniture is negotiable.



Built in 1966

## Essential Information

MLS® #	OC24249868
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,220
Acres	0.20
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Rosanne Nitti
Listing Office	Keller Williams Realty Irvine

## Community Information

Address	191 Grass Valley Road
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

## Amenities

Utilities	Electricity Available, Natural Gas Available, Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Circular Driveway, Concrete, Driveway Down Slope From Street, See Remarks
Garages	Circular Driveway, Concrete, Driveway Down Slope From Street, See Remarks
View	Trees/Woods
Pool	None

## Exterior

Lot Description	Near Park, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Composition

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Walk-In Closet(s), Balcony, Beamed Ceilings, Bedroom on Main Level, Ceiling Fan(s), Furnished, Granite Counters, Living Room Deck Attached, Loft, Multiple Staircases, Primary Suite, Separate/Formal Dining Room, Storage
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Range Hood, Dryer, Washer, Built-In Range, Gas Range, Gas Water Heater, Water Heater
Heating	Central
Cooling	None, Attic Fan
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Multi/Split, Three Or More

## School Information

District	Rim of the World
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## Additional Information

Date Listed	December 15th, 2024
Days on Market	138
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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