

# **\$2,560,000 - 28964 Quail Run Court, Lake Arrowhead**

MLS® #RW24120560

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## **\$2,560,000**

5 Bedroom, 5.00 Bathroom, 4,651 sqft  
Residential on 2 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Stunning LAKEVIEWS from the majority of living areas in this luxury, French Normandy mountain retreat! Full lake rights to private Lake Arrowhead and located in a quiet cul de sac of prestigious Cedar Ridge Estates. First time on market since the sellers contracted locally renowned master craftsman Ron Dolman. Cedar Ridge is the address of choice for those seeking a tranquil gated community, large parcel estates, close proximity to the Lake Arrowhead Village/Lake Arrowhead shoreline, yet tucked away with a feeling of the Pacific Northwest. Built in 2010, this 4,651 sq ft, 5 bedroom/4.5 bathroom property rests on 1.4 acres. Boasting an uber functional floorplan with a primary en suite on the main living area and elevator spanning all 3 levels! Master craftsmanship and attention to detail throughout, with custom amenities including: massive hand chiseled open beams, soaring cathedral ceiling, hand cut stone fireplaces, Marvin windows & French doors, oversized baseboards & window casings, iron banister spindles, Rohl & Grohe kitchen & bath fixtures, all appliance Viking kitchen with 2 dishwashers and a wine cooler, Shaws Original farmhouse sink, engineered hickory wood flooring, heated stone flooring in master en suite, knotty alder doors everywhere, sound system that can play throughout the house and the main outdoor deck, 50 year presidential composition roof, 2 A/C units, Generac whole house generator, and oversized 3 car garage. Lower level features 3 guest beds/2 baths and a generous



sized family room offering a cozy fireplace and full wet bar with refrigerator.

The fifth bedroom is located in its own private wing over the garage offering a full bathroom and private entry from the driveway. It could also serve as a large home office. Treat your guests to the amazing ALA July 4th fireworks show from the comforts of your home! A large main level deck perfect for BBQs and soothing sunsets shimmering off Lake Arrowhead. This property is ideal for the most discerning of buyers that appreciate high quality real estate within nature's utmost serenity! Shown by appointment only.

Built in 2010

### Essential Information

MLS® #	RW24120560
Price	\$2,560,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,651
Acres	1.50
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Steven Cerecedes
Listing Office	KELLER WILLIAMS LAKE ARROWHEAD

### Community Information

Address	28964 Quail Run Court
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino

Zip Code 92352

## Amenities

Amenities	Security
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete, Door-Multi, Driveway, Driveway Level, Garage, Garage Faces Front, Side By Side
# of Garages	3
Garages	Concrete, Door-Multi, Driveway, Driveway Level, Garage, Garage Faces Front, Side By Side
View	Lake, Mountain(s), Panoramic, Trees/Woods, Water
Pool	None
Security	Carbon Monoxide Detector(s), Gated Community, Security System, Smoke Detector(s)

## Exterior

Exterior	Concrete, Drywall, Plaster, Stone
Exterior Features	Lighting
Lot Description	Drip Irrigation/Bubblers, Lot Over 40000 Sqft, Sprinklers In Front, Sprinklers Timer, Sprinkler System, Trees, ZeroToOneUnitAcre
Windows	Blinds, Double Pane Windows, Screens, Wood Frames
Roof	Composition
Construction	Concrete, Drywall, Plaster, Stone

## Interior

Interior	Carpet, Stone, Wood
Interior Features	Balcony, Beamed Ceilings, Breakfast Bar, Cathedral Ceiling(s), Crown Molding, Elevator, Granite Counters, High Ceilings, Jack and Jill Bath, Living Room Deck Attached, Loft, Main Level Primary, Open Floorplan, Paneling/Wainscoting, Pantry, Recessed Lighting, Separate/Formal Dining Room, Storage, Two Story Ceilings, Wet Bar, Wired for Sound
Appliances	Dishwasher, Double Oven, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Self Cleaning Oven
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas Starter, Living Room, Masonry, Primary Bedroom, Wood Burning

# of Stories	3
Stories	Three Or More

## School Information

District	Rim of the World
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## Additional Information

Date Listed	June 11th, 2024
Days on Market	484
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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