

\$775,000 - 27276 Grizzly Lane, Lake Arrowhead

MLS® #RW24220526

\$775,000

4 Bedroom, 2.00 Bathroom, 2,343 sqft

Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

Welcome to this charming Lake Arrowhead retreat, offering coveted LAKE RIGHTS and an abundance of cabin-inspired character. Set on a quiet, woodsy cul-de-sac street, this home's location combines a sense of seclusion with easy access to nearby shopping, dining, and entertainment at Lake Arrowhead Village & Blue Jay. The moment you step inside, you're greeted by the warm glow of natural wood and the inviting ambiance of a spectacular, wood-burning, floor-to-ceiling rock fireplace that serves as the heart of the "Great Room". This open-concept space on the main floor seamlessly blends the living room, dining area, & kitchen, creating the perfect gathering area for family and friends.

The updated kitchen, equipped with a professional-grade Viking stove & stunning slab granite countertops, opens to the expansive dining area, making it easy to engage with guests while preparing meals.

Whether it's holiday celebrations or casual get-togethers, this layout is designed for comfort & connectivity. Outdoor entertaining is a delight with an oversized deck with gorgeous views on the main level that invites you to take in the fresh mountain air. Imagine hosting barbecues, relaxing with a morning coffee, or stargazing on crisp evenings all from the privacy of your own mountain retreat. A second, smaller deck on the lower level provides additional outdoor space to unwind, read a book, or enjoy the natural surroundings. For those seeking the ease of single-level



living, this home has been thoughtfully designed. The main level offers level entry access with three spacious bedrooms and a full bath, making it ideal for those who prefer to avoid stairs. Each bedroom on this floor exudes cozy cabin charm, creating tranquil spaces to relax and unwind. The lower level adds even more versatility, featuring an additional bedroom and bath—perfect for guests or family members who want extra privacy. This level also boasts a large game room, ideal for family fun, whether you're playing board games, hosting movie nights, or simply relaxing. A separate family room with a 3rd fireplace provides a cozy and inviting space for gathering. With its lake rights, breathtaking cabin appeal, and functional layout, this Lake Arrowhead home is ready to become your perfect mountain home for weekend getaways or year-round living. Experience the best of mountain living in this remarkable property where rustic charm & modern comforts come together. Could come mostly furnished.

Built in 1978

Essential Information

MLS® #	RW24220526
Price	\$775,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,343
Acres	0.20
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sueellen Knapp
Listing Office	KELLER WILLIAMS REALTY

Community Information

Address	27276 Grizzly Lane
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino
Zip Code	92352

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Connected, Overhead Utilities
Parking	Asphalt, Circular Driveway
Garages	Asphalt, Circular Driveway
View	Mountain(s), Trees/Woods
Pool	None

Exterior

Exterior	Wood Siding, Concrete, Frame, Stone, Stone Veneer
Lot Description	Cul-De-Sac, Irregular Lot, Sloped Down, Street Level, Trees
Windows	Double Pane Windows, Wood Frames
Roof	Composition
Construction	Wood Siding, Concrete, Frame, Stone, Stone Veneer

Interior

Interior	Tile, Wood, Carpet
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Entrance Foyer, Bedroom on Main Level, Cathedral Ceiling(s), Living Room Deck Attached, Main Level Primary, Tile Counters
Appliances	SixBurnerStove, Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer, Gas Water Heater
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom, Wood Burning, Gas, Gas Starter, Raised Hearth, Recreation Room, See Through
# of Stories	1
Stories	Two

School Information

District Rim of the World

Additional Information

Date Listed November 7th, 2024

Days on Market 79

Zoning LA/RS-14M

Short Sale N

RE / Bank Owned N

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