

\$2,899,000 - 177 Rocky Point Road, Lake Arrowhead

MLS® #RW24240521

\$2,899,000

4 Bedroom, 3.00 Bathroom, 2,208 sqft
Residential on 0 Acres

Arrowhead Woods (AWHW), Lake Arrowhead,

An idyllic lakefront home and single slip dock on Rocky Point Rd. Nestled in the trees, this coveted vintage lake house circa 1932 offers luxurious living in the mountains with striking views of the water at every glance. A verdant entry leads to a main living space featuring gorgeous panoramic windows that frame the lake at all angles. Both airy and cozy, the expansive room is complemented by wood-beamed ceilings and a brick fireplace. Open to this main living space is the kitchen, which has been impeccably reimaged with designer finishes and high-end appliances. The separate dining area is surrounded by panoramic windows and skylights, providing the feel of dining on the water. As a continuation of the indoor-outdoor feel, French doors lead to a spacious deck with a hot tub in the trees, abundant views, and outdoor living areas, while directly below sits the single slip dock with private access. Back inside, a main-level suite offers peaceful light with sweeping views flowing throughout, a spa-like private bath, and ample closet space to complete the room. Upstairs, find two retreats, both with unobstructed views. The first bedroom, with vaulted beamed ceilings and two picture windows, includes a seating nook and room for a remote workspace. The second features unique architectural elements with a series of ideally placed picture windows and skylights, creating unparalleled natural light. Adjacent is a quaint bonus space for quiet relaxation or friendly hangs. On the way to the



dock is a detached studio adorned with sliding doors and an upgraded 3/4 bath. Completed by a private deck with views and a mini-bar, this additional space is a satisfying private hideaway. While authentic to lakefront living, this modernized home has plenty of amenities to cultivate a sense of ease, such as a whole-house generator, central A/C, and storage sheds. Plus, a detached two-car parking pad and a second parking area offer ample off-street parking. This quiet lakefront property is a rare find in a coveted neighborhood and provides easy access to the village Burnt Mill Beach Club, Lone Pine Island, and more!

Built in 1932

Essential Information

MLS® #	RW24240521
Price	\$2,899,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,208
Acres	0.15
Year Built	1932
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Danielle Rosenthal
Listing Office	WHEELER STEFFEN SOTHEBY'S INTERNATIONAL REALTY

Community Information

Address	177 Rocky Point Road
Area	287A - Arrowhead Woods
Subdivision	Arrowhead Woods (AWHW)
City	Lake Arrowhead
County	San Bernardino

Zip Code	92352
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Amenities

Utilities	Cable Connected, Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected
Parking	Attached Carport, Driveway, Paved
Garages	Attached Carport, Driveway, Paved
View	Mountain(s), Lake, Trees/Woods
Waterfront	Lake Front
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s), Prewired, Security System

Exterior

Exterior Features	Dock, Lighting
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows, Skylight(s)

Interior

Interior	Carpet, Wood
Interior Features	Balcony, Beamed Ceilings, Breakfast Bar, Main Level Primary, Open Floorplan, Primary Suite
Appliances	Refrigerator, Disposal, Dryer, Exhaust Fan, Gas Range, Microwave, Washer, Water Heater, Water Purifier
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Wood Burning
# of Stories	2
Stories	Three Or More

School Information

District	Rim of the World
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Additional Information

Date Listed	November 25th, 2024
Days on Market	15
Zoning	LA/RS-14M
Short Sale	N
RE / Bank Owned	N

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