

# Residential For Sale

2,748 Sqft - 260 El Dorado Drive, Lake Arrowhead,  
California, 92352



## Basic Details

|                        |                         |
|------------------------|-------------------------|
| Status:                | Active                  |
| Listing Type:          | For Sale                |
| Property Type:         | Residential             |
| Property SubType:      | Single Family Residence |
| Price:                 | \$1,250,000             |
| Price Per Square Foot: | \$455                   |
| Square Footage:        | 2,748 Sqft              |
| Lot Area:              | 0.24 Sqft               |
| Year Built:            | 1974                    |
| View:                  | Mountain(s)             |
| Bedrooms:              | 4                       |
| Bathrooms:             | 3                       |
| Bathrooms (Full):      | 3                       |
| Country:               | US                      |
| State:                 | California              |
| County:                | San Bernardino          |
| City:                  | Lake Arrowhead          |
| Zipcode:               | 92352                   |

## Features

|                       |                                                                                                                  |
|-----------------------|------------------------------------------------------------------------------------------------------------------|
| ✓ View:               | Mountain(s), Trees/woods                                                                                         |
| Association:          | 0                                                                                                                |
| Senior Community:     | 0                                                                                                                |
| ✓ Common Walls:       | No Common Walls                                                                                                  |
| Stories:              | 2                                                                                                                |
| ✓ Community Features: | Golf, Hiking, Park, Watersports, Horse Trails, Mountainous, Dog Park, Biking, Fishing, Blm/national Forest, Lake |
| ✓ Parking:            | 0.00                                                                                                             |
| ✓ Parking:            | Driveway                                                                                                         |
| Spa:                  | 0                                                                                                                |
| ✓ Fireplace:          | Blower fan, Raised hearth, Gas, Living room, Family room, Gas starter, Masonry, Wood stove insert, Circulating   |
| ✓ Lot Features:       | Up Slope From Street                                                                                             |
| ✓ Fence:              | Chain link                                                                                                       |
| ✓ Security:           | Security lights                                                                                                  |
| ✓ Patio:              | Deck, Patio, Patio Open, Concrete, Front Porch,                                                                  |

|             |                       |                   |
|-------------|-----------------------|-------------------|
| ✓           | Water front Features: | Lake Privileges   |
| Listing ID: |                       | <b>IG25189146</b> |

|   |           |                                                           |
|---|-----------|-----------------------------------------------------------|
|   | Electric: | Wrap Around                                               |
| ✓ |           | Electricity - On Property, Standard, 220 Volts In Laundry |

|              |          |
|--------------|----------|
| Entry Level: | <b>1</b> |
|--------------|----------|

|   |          |                                                          |
|---|----------|----------------------------------------------------------|
| ✓ | Laundry: | Gas Dryer Hookup, Individual Room, Inside, Washer Hookup |
|---|----------|----------------------------------------------------------|

|   |            |                                                                                                                                                                                                                   |
|---|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ | Room Type: | Family Room, Living Room, Loft, Walk-in Closet, Kitchen, Laundry, Great Room, Main Floor Bedroom, Multi-level Bedroom, Utility Room, Main Floor Primary Bedroom, Primary Suite, Primary Bathroom, Primary Bedroom |
|---|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|   |          |             |
|---|----------|-------------|
| ✓ | Roofing: | Composition |
|---|----------|-------------|

|   |           |          |
|---|-----------|----------|
| ✓ | Flooring: | Laminate |
|---|-----------|----------|

|   |                  |                                        |
|---|------------------|----------------------------------------|
| ✓ | Window Features: | Double Pane Windows, Insulated Windows |
|---|------------------|----------------------------------------|

|   |                |  |
|---|----------------|--|
| ✓ | Entry Location |  |
|---|----------------|--|

|   |                     |                   |
|---|---------------------|-------------------|
| ✓ | Property Condition: | Updated/remodeled |
|---|---------------------|-------------------|

|   |                     |                          |
|---|---------------------|--------------------------|
| ✓ | Foundation Details: | Slab, Concrete Perimeter |
|---|---------------------|--------------------------|

|   |                    |                        |
|---|--------------------|------------------------|
| ✓ | Exterior Features: | Lighting, Rain Gutters |
|---|--------------------|------------------------|

|   |                    |                                                                                                                                                                                                                             |
|---|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ | Interior Features: | Built-in Features, High Ceilings, Open Floorplan, Recessed Lighting, Balcony, Cathedral Ceiling(s), Ceiling Fan(s), Beamed Ceilings, Copper Plumbing Full, Living Room Deck Attached, Storage, Brick Walls, Quartz Counters |
|---|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                       |          |
|-----------------------|----------|
| Main Level Bathrooms: | <b>1</b> |
|-----------------------|----------|

|                      |          |
|----------------------|----------|
| Main Level Bedrooms: | <b>1</b> |
|----------------------|----------|

|   |                 |                                                          |
|---|-----------------|----------------------------------------------------------|
| ✓ | Heating System: | Forced air, natural gas, Energy Star Qualified Equipment |
|---|-----------------|----------------------------------------------------------|

|   |            |  |
|---|------------|--|
| ✓ | Utilities: |  |
|---|------------|--|

|   |                         |                                                                                                                                                                                                                                                                                                                                                                                            |
|---|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                         | Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected, Phone Available, Cable Connected                                                                                                                                                                                                                                                                           |
| ✓ | Water Source:           | Public                                                                                                                                                                                                                                                                                                                                                                                     |
| ✓ | Sewer:                  | Public Sewer                                                                                                                                                                                                                                                                                                                                                                               |
| ✓ | Appliances:             | Dishwasher, Disposal, 6 Burner Stove, Built-in Range, Energy Star Qualified Water Heater, Gas Range, Gas Water Heater, Microwave, Refrigerator, Gas Oven, Convection Oven, Gas Cooktop, Range Hood, Water Line To Refrigerator, Vented Exhaust Fan, Ice Maker, High Efficiency Water Heater, Freezer, Water Heater, Water Purifier, Energy Star Qualified Appliances, Water Heater Central |
| ✓ | Accessibility Features: | Parking                                                                                                                                                                                                                                                                                                                                                                                    |

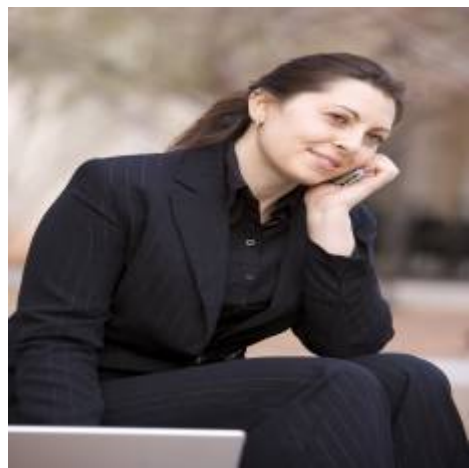
## MLS Addon

|                         |                                                                                                                                                                                 |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zoning:                 | LA/RS-14M                                                                                                                                                                       |
| Parcel Number:          | 0345281030000                                                                                                                                                                   |
| Lot Size Square Feet:   | 10,600                                                                                                                                                                          |
| TaxAnnualAmount:        | \$0                                                                                                                                                                             |
| ✓ RoomKitchenFeatures:  | Kitchen Island, Pots & Pan Drawers, Quartz Counters, Remodeled Kitchen, Self-closing Cabinet Doors, Kitchen Open To Family Room, Self-closing Drawers, Built-in Trash/recycling |
| ✓ RoomBathroomFeatures: | Shower, Bathtub, Closet In Bathroom, Separate Tub And Shower, Soaking Tub, Walk-in Shower, Exhaust Fan(s), Linen Closet/storage,                                                |

Remodeled, Upgraded,  
Shower In Tub, Double  
Sinks In Bath(s), Dual  
Shower Heads (or  
Multiple), Low Flow  
Toilet(s), Privacy Toilet  
Door, Quartz Counters,  
Main Floor Full Bath,  
Double Sinks In Primary  
Bath

|                                                                 |                                               |
|-----------------------------------------------------------------|-----------------------------------------------|
| High School:                                                    | <b>Arlington</b>                              |
| High School 2:                                                  | <b>Arling</b>                                 |
| Middle Or Junior School:                                        | <b>Miller</b>                                 |
| High School District:                                           | <b>Rim of the World</b>                       |
| Levels:                                                         | <b>Two</b>                                    |
| <input checked="" type="checkbox"/> EatingArea:                 | Area, Breakfast Counter / Bar, In Living Room |
| Taxes:                                                          | <b>\$0</b>                                    |
| <input checked="" type="checkbox"/> OtherStructures:            | Shed(s)                                       |
| Guest House SqFt:                                               | <b>0</b>                                      |
| Approx Lot SqFt:                                                | <b>0</b>                                      |
| <input checked="" type="checkbox"/> Special Listing Conditions: | Standard                                      |

Agent [Info](#)



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