



1025 Fawnskin Dr, Fawnskin, CA 92333

Charming 2-bedroom, 1-bath mountain cabin in Fawnskin, on Big Bear Lake's north shore. Built in 1962, this 840 sq ft home has been upgraded with dual paned windows and a mini-split AC/Heating unit. Set on a spacious 13,000+ sq ft lot, it features a cozy brick fireplace, vaulted wood-beamed ceilings, and tile countertops. Enjoy the outdoors from the wraparound deck, and store outdoor gear in the large under-house storage area. The property offers beautiful lake, mountain, and forest views, especially in fall with vibrant oak tree colors. Perfect for those seeking peace and nature. Call to schedule a viewing!

Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$345,000	\$345,000	\$345,000
% Down	3.50%	0.00%	5.00%
First Loan	\$338,751	\$352,417	\$327,750
Term	30 Years	30 Years	30 Years
Rate	6.250%	6.250%	6.999%
APR*	7.348%	6.515%	7.599%
CASH TO CLOSE			
Down Payment	\$12,075	\$0	\$17,250
Closing Costs	\$12,661	\$2,138	\$4,138
Prepays/Impounds	\$4,634	\$4,669	\$6,246
Total \$ Required	\$29,370	\$6,807	\$27,634
HOUSING EXPENSE			
First Loan P & I	\$2,086	\$2,170	\$2,180
Taxes, Ins & MI	\$627	\$474	\$731
Total Monthly Pmt	\$2,712	\$2,644	\$2,911

*APR = Annual Percentage Rate

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