







Beautiful Twin Peaks 3-bedroom, 2-bath home nestled on a hill surrounded by lush trees. Two large decks offer 180-degree views, perfect for family BBQs or relaxing. The kitchen features Corian countertops and an adjacent laundry room/pantry. The first floor includes a bathroom and a spacious living room with a stone fireplace, and a charming dining area with ample natural light. Upstairs, find 2 bedrooms and a master suite with a tub and shower. The master bedroom opens to an exterior deck with breathtaking views. Enjoy snow-covered rooftops and evergreens in winter. Plenty of basement storage, with potential for conversion to guest or rental space. Copper plumbing throughout. Ideal for short-term or year-round living. Minutes from Lake Arrowhead Village. A must-see!







Financing	FHA REG	VA	CONV
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$473,000	\$473,000	\$473,000
% Down	3.50%	0.00%	5.00%
First Loan	\$464,432	\$483,169	\$449,350
Term	30 Years	30 Years	30 Years
Rate	6.125%	6.125%	6.875%
APR*	7.050%	6.484%	7.580%
CASH TO CLOSE			
Down Payment	\$16,555	\$0	\$23,650
Closing Costs	\$9,790	\$7,326	\$9,380
Prepaids/Impounds	\$6,319	\$6,366	\$8,530
Total \$ Required	\$32,664	\$13,692	\$41,560
HOUSING EXPENSE			
First Loan P & I	\$2,822	\$2,936	\$2,952
Taxes, Ins & MI	\$858	\$649	\$1,001
Total Monthly Pmt	\$3,680	\$3,585	\$3,953
*APR = Annual Percentage Rat	e		

CECILIA PONCE DE LEON REALTOR®

DRE# 01296335

- 909.631.9960
- cecponcedeleon@gmail.com





PO BOX 3885, LAKE ARROWHEAD CA 92352



- **(**909) 270-4647
- Bobadillafinanceteam.com
- 0 (909) 530-3114
- derek@bobadillafinanceteam.com





Bobadilla Finance Team Home Loans

> 28200 Highway 189 F240 #26 Lake Arrowhead CA 92352

