



855 Lake Drive Lake Arrowhead, CA 92352

Welcome to a charming oasis located in the Arrowhead Villas of Lake Arrowhead. This delightful getaway is situated on a corner lot, offering plenty of parking and convenient walking distance to the Tudor House, known for its concerts, plays, and events. The main floor features a cozy living room, a well-equipped kitchen, a dining area, one bedroom, a 3/4 bath, and a laundry room. Upstairs, you'll find two beautiful rooms, each with a full bath en suite, providing comfort and privacy. The custom-fenced yard is perfect for relaxation and entertainment, boasting a newly built gazebo and spa. Equipped with an on-demand water heater, there is no shortage of hot water. Enjoy the serene surroundings and the convenience of modern amenities in this charming Arrowhead Villas home. Photos of Lake Arrowhead are drone shots and do not reflect a view from the property.

Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$599,000	\$599,000	\$599,000
% Down	3.50%	0.00%	5.00%
First Loan	\$588,150	\$611,878	\$569,050
Term	30 Years	30 Years	30 Years
Rate	6.125%	6.125%	6.875%
APR*	7.044%	6.483%	7.580%

CASH TO CLOSE			
Down Payment	\$20,965	\$0	\$29,950
Closing Costs	\$11,880	\$9,036	\$11,314
Prepays/Impounds	\$8,004	\$8,064	\$10,805
Total \$ Required	\$40,849	\$17,100	\$52,069
HOUSING EXPENSE			
First Loan P & I	\$3,574	\$3,718	\$3,738
Taxes, Ins & MI	\$1,087	\$822	\$1,268
Total Monthly Pmt	\$4,661	\$4,540	\$5,006

*APR = Annual Percentage Rate

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