





CA 92210

CRMIS

Welcome to 76476 Via Chianti, your luxurious haven nestled within the exclusive Toscana Country Club. This stunning 4053 sqft home offers the epitome of elegance and comfort. As you enter through the private courtyard, prepare to be captivated by the beauty that awaits. Featuring a studio casita with 10-foot high ceilings and a separate hot tub, every detail has been meticulously designed for your utmost relaxation and enjoyment. The grand great room, boasting soaring 12-foot high ceilings, sets the stage for unforgettable gatherings. With a wet bar, dining area, and a living room that seamlessly flows into the kitchen, entertaining has never been easier. The spacious bedrooms and four baths provide ample space for family and guests alike. Step outside to discover a breathtaking outdoor oasis overlooking the pristine







| Financing | CONV | CONV | CONV |
|--------------------------|-------------|-------------|-------------|
| Notes | Fixed Rate | Fixed Rate | Fixed Rate |
| Sales Price | \$2,595,000 | \$2,595,000 | \$2,595,000 |
| % Down | 20.00% | 75.00% | 30.00% |
| First Loan | \$2,076,000 | \$2,594,925 | \$1,816,500 |
| Term | 30 Years | 30 Years | 30 Years |
| Rate | 7.490% | 7.490% | 7.490% |
| APR* | 7.592% | 8.471% | 7.597% |
| CASH TO CLOSE | | | |
| Down Payment | \$519,000 | \$75 | \$778,500 |
| Closing Costs | \$16,133 | \$17,689 | \$15,354 |
| Prepaids/Impounds | \$34,718 | \$51,884 | \$33,919 |
| Total \$ Required | \$569,851 | \$69,648 | \$827,773 |
| HOUSING EXPENSE | | | |
| First Loan P & I | \$14,501 | \$18,126 | \$12,689 |
| Taxes, Ins & MI | \$3,568 | \$6,163 | \$3,568 |
| Total Monthly Pmt | \$18,069 | \$24,289 | \$16,257 |
| *APR = Annual Percentage | Rate | | |



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Keller Williams Big Bear Lake

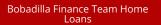
Big Bear Lake CA 92315

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