



24538 Crest Forest Drive, Crestline, CA 92325

CRMLS

If you've been looking for that cozy cabin in the woods, one that feels so private, even though there are other houses nearby, look no further. This well-maintained gem of a retreat is close to the main State Highway 18, perfect for a commuter or a quick shopping trip down the hill. Tucked into the pine and oak trees, this home is located in the quiet town of Crestline. The level entry home has 3 bedrooms, and 2 baths, all on the main floor. Some of the qualities of this home are double pane windows, primary bedroom and bath on the main floor with a walk-in closet, ceiling fans, over-sized 2 car garage, plenty of storage in the build-up, apartment with a separate washer and dryer/kitchen and living area below that is not part of the square feet, on a large lot, updated vinyl floors and carpet, large concrete front porch, beautiful decks and view off the living room and so much more to see. The extra large lot is 16,638 square feet per county records (0340-454-10-0000) and is now included in the sale. The house is sold furnished per the seller's furniture list, making the



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$538,000	\$538,000	\$538,000
% Down	3.50%	0.00%	5.00%
First Loan	\$528,255	\$549,567	\$511,100
Term	30 Years	30 Years	30 Years
Rate	6.625%	6.375%	7.125%
APR*	7.736%	6.642%	7.726%

CASH TO CLOSE			
Down Payment	\$18,830	\$0	\$26,900
Closing Costs	\$18,655	\$2,828	\$5,267
Prepays/Impounds	\$7,304	\$7,305	\$9,764
Total \$ Required	\$44,789	\$10,133	\$41,931

HOUSING EXPENSE			
First Loan P & I	\$3,382	\$3,429	\$3,443
Taxes, Ins & MI	\$977	\$739	\$1,139
Total Monthly Pmt	\$4,359	\$4,168	\$4,583

*APR = Annual Percentage Rate

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