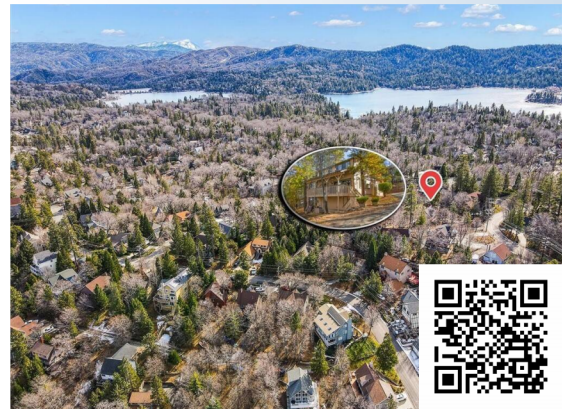




# 1241 Innsbruck Dr, Lake Arrowhead, CA 92352



Welcome to 1241 Innsbruck Dr, a competitively priced lake rights home nestled in the picturesque surroundings of beautiful Lake Arrowhead, just minutes away from both Lake Arrowhead and Tavern Bay. This charming residence is situated on the coveted "sunny side" of the lake, offering a tranquil retreat on a quiet street. Positioned as the first home on a short, flat access road, this corner lot, level entry property boasts over 11,000 sq ft of space, ensuring both privacy and ample parking. The expansive lot allows for a serene environment, creating an ideal setting for relaxation and outdoor activities. The 1,280 sq ft home is thoughtfully designed across two levels, featuring a build-up and an external storage shed for your convenience. The main floor welcomes you with a cozy living area, a functional kitchen, a dining space perfect for entertaining,



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$555,000	\$555,000	\$555,000
% Down	3.50%	0.00%	5.00%
First Loan	\$544,947	\$566,932	\$527,250
Term	30 Years	30 Years	30 Years
Rate	6.625%	6.375%	7.125%
APR*	7.735%	6.642%	7.726%

CASH TO CLOSE			
Down Payment	\$19,425	\$0	\$27,750
Closing Costs	\$19,183	\$2,889	\$5,366
Prepays/Impounds	\$7,541	\$7,543	\$10,079
<b>Total \$ Required</b>	<b>\$46,149</b>	<b>\$10,432</b>	<b>\$43,195</b>

HOUSING EXPENSE			
First Loan P & I	\$3,489	\$3,537	\$3,552
Taxes, Ins & MI	\$1,008	\$763	\$1,176
<b>Total Monthly Pmt</b>	<b>\$4,498</b>	<b>\$4,300</b>	<b>\$4,728</b>

\*APR = Annual Percentage Rate

**Joe Marquez**  
REALTOR®  
BRE#: 02052310



☎ 909-744-4651  
☎ 909-337-7653  
✉ joe@rltrjoe.com



Prime Properties  
26816 HWY 189/P.O. BOX 2319  
LAKE ARROWHEAD CA 92352

**Derek D Bobadilla**  
Branch Manager  
NMLS# 820270/ NMLS# 1660690



☎ (909) 270-4647  
🌐 Bobadillafinanceteam.com  
☎ (909) 530-3114  
✉ derek@bobadillafinanceteam.com



Bobadilla Finance Team Home Loans

28200 Highway 189 F240 #26  
Lake Arrowhead CA 92352



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