



324 San Bernardino Avenue, Big Bear CA 92386

Dreaming of a stylish escape in the woods? Look no further! This 2-bedroom, 1-bath cabin is a cozy sanctuary that blends style with nature effortlessly. With front and rear decks to soak in the tranquility, vaulted wood ceiling, and a charming stone fireplace to keep you warm on chilly nights, this cabin is your perfect retreat. It's move-in ready with a new roof, fresh interior paint, and new floors - maintenance made easy so you can focus on enjoying the beauty of the national forest just steps away! This home is being sold furnished, it does not get any simpler!



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$269,000	\$269,000	\$269,000
% Down	3.50%	0.00%	5.00%
First Loan	\$264,127	\$274,783	\$255,550
Term	30 Years	30 Years	30 Years
Rate	6.250%	5.999%	6.875%
APR*	7.359%	6.260%	7.477%

CASH TO CLOSE			
Down Payment	\$9,415	\$0	\$13,450
Closing Costs	\$10,299	\$1,866	\$3,693
Prepays/Impounds	\$3,604	\$3,603	\$4,849
Total \$ Required	\$23,318	\$5,469	\$21,992

HOUSING EXPENSE			
First Loan P & I	\$1,626	\$1,647	\$1,679
Taxes, Ins & MI	\$488	\$369	\$569
Total Monthly Pmt	\$2,114	\$2,016	\$2,248

*APR = Annual Percentage Rate

Dan Easterby
Realtor
DRE# 01261409

📞 (909) 744-4740
✉️ daneasterbybb@gmail.com



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

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



Keller Williams Big Bear Lake

Big Bear Lake CA 92315



Bobadilla Finance Team Home Loans

28200 Highway 189 F240 #26
Lake Arrowhead CA 92352



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