



26669 Modoc Ln, Lake Arrowhead, CA 92352

This charming 3-bedroom, 2-bathroom home on 26669 Modoc Ln, Lake Arrowhead, boasts near-level entry and coveted lake rights. Enjoy stunning vista views from both decks, providing a picturesque backdrop for everyday living. The main floor offers a living room, kitchen, dining, bedroom, and bath, with the second floor featuring two bedrooms, bath, den, and laundry. Wake up to lake views from every bedroom. The interior is light and bright, creating a welcoming atmosphere. A parking deck for 2 cars ensures easy access. Minutes away from Lake Arrowhead's Country Club, the property offers tranquility and accessibility. Well-connected for commuting, with nearby shopping and restaurants. Nestled in a quiet neighborhood, it's a serene retreat within reach of amenities. Welcome to your haven in Lake Arrowhead! Shown by appointment only with 24 hours notice.

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Prime Properties

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



| Financing Notes | CONV Fixed Rate | VA Fixed Rate | FHA REG Fixed Rate |
|-----------------|--------------------|------------------|-----------------------|
| Sales Price | \$639,999 | \$639,999 | \$639,999 |
| % Down | 5.00% | 0.00% | 3.50% |
| First Loan | \$607,999 | \$653,758 | \$628,406 |
| Term | 30 Years | 30 Years | 30 Years |
| Rate | 7.375% | 6.500% | 6.750% |
| APR* | 7.975% | 6.769% | 7.866% |

| CASH TO CLOSE | | | |
|--------------------------|-----------------|-----------------|-----------------|
| Down Payment | \$32,000 | \$0 | \$22,400 |
| Closing Costs | \$5,863 | \$3,193 | \$21,823 |
| Prepays/Impounds | \$11,677 | \$8,724 | \$8,721 |
| Total \$ Required | \$49,540 | \$11,917 | \$52,944 |

| HOUSING EXPENSE | | | |
|--------------------------|----------------|----------------|----------------|
| First Loan P & I | \$4,199 | \$4,132 | \$4,076 |
| Taxes, Ins & MI | \$1,355 | \$879 | \$1,162 |
| Total Monthly Pmt | \$5,555 | \$5,011 | \$5,238 |

*APR = Annual Percentage Rate

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Bobadilla Finance Team Home Loans

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Lake Arrowhead CA 92352



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