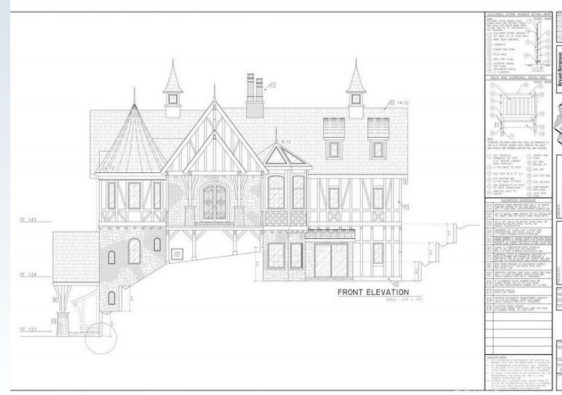




# 788 Brentwood Dr, Lake Arrowhead, CA 92352



Step into your dream realm with three forested lots spanning nearly ¼ acre overlooking Grass Valley Lake. Nature blends with breathtaking views, inviting you to craft your ideal life. Accessible from both an access road and Brentwood Drive, this property offers freedom in designing your dream residence. Plans for an English Tudor-style masterpiece, already tentatively approved by AWAC, are included in the sale. Lake rights enhance the appeal, offering private access to Lake Arrowhead. Embrace the chance to live amidst natural beauty, waking up to mountain air and seasons' changes. Transform your dreams into reality here, creating a haven in Lake Arrowhead.

Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$350,000	\$350,000	\$350,000
% Down	3.50%	0.00%	5.00%
First Loan	\$343,660	\$357,525	\$332,500
Term	30 Years	30 Years	30 Years
Rate	6.750%	6.500%	7.375%
APR*	7.882%	6.770%	7.975%

CASH TO CLOSE			
Down Payment	\$12,250	\$0	\$17,500
Closing Costs	\$12,815	\$2,156	\$4,167
Prepays/Impounds	\$4,761	\$4,763	\$6,377
<b>Total \$ Required</b>	<b>\$29,826</b>	<b>\$6,919</b>	<b>\$28,044</b>

HOUSING EXPENSE			
First Loan P & I	\$2,229	\$2,260	\$2,296
Taxes, Ins & MI	\$635	\$480	\$740
<b>Total Monthly Pmt</b>	<b>\$2,864</b>	<b>\$2,740</b>	<b>\$3,037</b>

\*APR = Annual Percentage Rate



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**Bobadilla Finance Team Home Loans**

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Rates effective 04/18/24. This is informational only and should not be relied upon by you. Windermere Real Estate is not a mortgage lender. Contact Bobadilla Finance Team Home Loans to learn more about your eligibility for its mortgage products. Bobadilla Finance Team Home Loans NMLS#820270/1660690 NOTICE - This is not a commitment to lend or extend credit. Restrictions may apply. Information and/or data are subject to change without notice. All loans are subject to credit approval. Not all loans or products are available in all states. The Credit score used for these quotes is 760 or higher. Bobadilla Finance Team Home Loans NMLS#820270/1660690