



1101 West Sherwood Boulevard, Big Bear City, CA 92314

Step into a blend of residential comfort and commercial potential in Big Bear City. This chalet-style property offers a spacious main level bedroom and a loft bedroom overlooking the inviting living room. The native rock fireplace with air-tight insert adds warmth and cuts heating expenses. A detached 600 square foot garage with a bonus room above offers versatile uses, like a home office or rental space. The fenced, 5000 square foot lot includes a pergola with a spa. Whether you seek a tranquil escape or a thriving business, this property can fulfill your dreams. Main house is 2 bedrooms, 1 bath. Garage has 1 bedroom, 1 bath. Don't miss out on this opportunity to experience Big Bear Lake living at its finest! The seller is currently running Big Bear Canvas; ask about purchasing the business, too.



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INTERNATIONAL REALTY

Wheeler Steffen Real Estate inc

596 Pine Knot
Big Bear Lake CA 92315

BOBADILLA
FINANCE TEAM
HOME LOANS

Bobadilla Finance Team Home Loans

28200 Highway 189 F240 #26
Lake Arrowhead CA 92352

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	6.625%	6.375%	7.500%
APR*	7.748%	6.643%	8.099%

CASH TO CLOSE			
Down Payment	\$12,250	\$0	\$17,500
Closing Costs	\$12,815	\$2,156	\$4,167
Prepays/Impounds	\$4,743	\$4,744	\$6,394
Total \$ Required	\$29,808	\$6,900	\$28,061

HOUSING EXPENSE			
First Loan P & I	\$2,200	\$2,230	\$2,325
Taxes, Ins & MI	\$635	\$480	\$740
Total Monthly Pmt	\$2,835	\$2,710	\$3,065

*APR = Annual Percentage Rate



Rates effective 04/28/24. This is informational only and should not be relied upon by you. Wheeler Steffen Real Estate inc 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