

468 Sunset Ln, Sugarloaf, CA 92386



Nestled in the picturesque town of Sugarloaf, this charming 2-bedroom, 2-bathroom home offers a cozy retreat for outdoor enthusiasts seeking a slice of mountain paradise. A completely fenced yard, garage, and a wrap-around deck with serene tree views on a corner lot, this property exudes warmth and comfort. Freshly painted inside and out with new carpet throughout, this home is move-in ready. Its prime location near the national forest and just minutes away from two local ski resorts and the vibrant Big Bear village for shopping and dining experiences makes it an ideal haven for those craving both adventure and relaxation. Embrace the mountain lifestyle in this inviting sanctuary where every day feels like a getaway. Welcome to your dream home in Big Bear!

Financing	FHA REG	VA	CONV
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$389,000	\$389,000	\$389,000
% Down	3.50%	0.00%	5.00%
First Loan	\$381,954	\$397,363	\$369,550
Term	30 Years	30 Years	30 Years
Rate	6.625%	6.375%	7.500%
APR*	7.745%	6.642%	8.099%

CASH TO CLOSE			
Down Payment	\$13,615	\$0	\$19,450
Closing Costs	\$14,027	\$2,295	\$4,395
Prepays/Impounds	\$5,275	\$5,277	\$7,111
Total \$ Required	\$32,917	\$7,572	\$30,956

HOUSING EXPENSE			
First Loan P & I	\$2,446	\$2,479	\$2,584
Taxes, Ins & MI	\$706	\$534	\$823
Total Monthly Pmt	\$3,152	\$3,013	\$3,407

*APR = Annual Percentage Rate

Dan Easterby Realtor

DRE# 01261409

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



Keller Williams Big Bear Lake

Big Bear Lake CA 92315

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



Rates effective 04/28/24. This is informational only and should not be relied upon by you. Keller Williams Big Bear Lake 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