



22664 Valley View Dr, Crestline, CA 92325



Welcome to your new home or potential Airbnb opportunity! This charming single-level residence offers year-round comfort in a picturesque setting, with a one-car garage, RV parking, and fully fenced yards for privacy. Enjoy city lights and mountain views from the open-concept living room and spacious kitchen, perfect for entertaining. The fireplace adds warmth on chilly nights. With a master bedroom, full bath, laundry, and secondary bedroom, there's plenty of space. Outside, a large front patio and concrete yards provide low-maintenance outdoor spaces. Situated on a corner lot, approximately 20 minutes from the mountain base, this property offers convenience and stunning views. Recent upgrades like new exterior paint, water heater, roof, and carpet add value and peace of mind.



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$399,000	\$399,000	\$399,000
% Down	3.50%	0.00%	5.00%
First Loan	\$391,773	\$407,578	\$379,050
Term	30 Years	30 Years	30 Years
Rate	6.500%	6.250%	7.375%
APR*	7.611%	6.515%	7.975%

CASH TO CLOSE			
Down Payment	\$13,965	\$0	\$19,950
Closing Costs	\$14,337	\$2,331	\$4,454
Prepays/Impounds	\$5,398	\$5,398	\$7,281
Total \$ Required	\$33,700	\$7,729	\$31,685

HOUSING EXPENSE			
First Loan P & I	\$2,476	\$2,510	\$2,618
Taxes, Ins & MI	\$724	\$548	\$845
Total Monthly Pmt	\$3,201	\$3,058	\$3,463

*APR = Annual Percentage Rate

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