



1119 Ridge Road, Fawnskin CA 92333



Escape to your own slice of mountain paradise at Ridge Rd! Nestled in a serene setting with breathtaking lake and ski slope views, this cabin is the getaway for those seeking tranquility and adventure. Step inside to discover vaulted ceilings that create an open and airy atmosphere, allowing you to fully immerse yourself in the beauty of nature. With three spacious decks, you can relax and soak up the sun while enjoying tree top views that will leave you feeling rejuvenated. And don't forget the incredible bonus of being able to catch stunning 4th of July fireworks right from your balcony! Experience all of this and more at Ridge Rd - where great value meets unforgettable memories.



| Financing | FHA REG | VA | CONV |
|-------------|------------|------------|------------|
| Notes | Fixed Rate | Fixed Rate | Fixed Rate |
| Sales Price | \$499,000 | \$499,000 | \$499,000 |
| % Down | 3.50% | 0.00% | 5.00% |
| First Loan | \$489,961 | \$509,728 | \$474,050 |
| Term | 30 Years | 30 Years | 30 Years |
| Rate | 6.500% | 6.250% | 7.375% |
| APR* | 7.604% | 6.514% | 7.975% |

CASH TO CLOSE

| | | | |
|--------------------------|-----------------|----------------|-----------------|
| Down Payment | \$17,465 | \$0 | \$24,950 |
| Closing Costs | \$17,444 | \$2,689 | \$5,039 |
| Prepays/Impounds | \$6,746 | \$6,747 | \$9,102 |
| Total \$ Required | \$41,655 | \$9,436 | \$39,091 |

HOUSING EXPENSE

| | | | |
|--------------------------|----------------|----------------|----------------|
| First Loan P & I | \$3,097 | \$3,138 | \$3,274 |
| Taxes, Ins & MI | \$906 | \$685 | \$1,056 |
| Total Monthly Pmt | \$4,003 | \$3,823 | \$4,330 |

*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



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