



# 26300 Spyglass Drive, Lake Arrowhead, CA 92352

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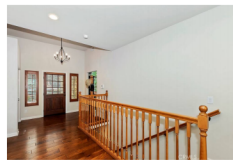
This custom mountain home boasts quality craftsmanship and a light, open design perfect for entertaining and mountain living. The main floor features hardwood floors, a chef's kitchen with a wet sink island, breakfast bar, and double ovens. The living room has a gas stone fireplace, office, and powder room. The primary bedroom has a spa-like bath and panoramic views. The lower level offers two en suite bedrooms, a family room with a fireplace, and a large office space. Additional features include a Generac Generator, whole house air conditioning, wood shutters, security system, and more. Come see this beautiful home and make it yours!

Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$1,179,500	\$1,179,500	\$1,179,500
% Down	10.00%	15.00%	20.00%
First Loan	\$1,061,550	\$1,002,575	\$943,600
Term	30 Years	30 Years	30 Years
Rate	7.875%	7.875%	7.875%
APR*	8.304%	8.178%	7.981%

CASH TO CLOSE			
Down Payment	\$117,950	\$176,925	\$235,900
Closing Costs	\$8,843	\$8,666	\$8,489
Prepays/Impounds	\$19,595	\$18,018	\$15,923
<b>Total \$ Required</b>	<b>\$146,388</b>	<b>\$203,609</b>	<b>\$260,312</b>

HOUSING EXPENSE			
First Loan P & I	\$7,697	\$7,269	\$6,842
Taxes, Ins & MI	\$2,169	\$1,938	\$1,621
<b>Total Monthly Pmt</b>	<b>\$9,866</b>	<b>\$9,208</b>	<b>\$8,463</b>

\*APR = Annual Percentage Rate



**Cynthia Raymond**  
REALTOR®  
DRE# 01225790



☎ 951.312.1042  
✉ CynthiaARaymond@yahoo.com

**Derek D Bobadilla**  
Branch Manager  
NMLS# 820270/ NMLS# 1660690



☎ (909) 270-4647  
🌐 Bobadillafinanceteam.com  
☎ (909) 530-3114  
✉ derek@bobadillafinanceteam.com



**COLDWELL BANKER**

**COLDWELL BANKER SKY RIDGE REALTY**

P.O. BOX 1089  
Lake Arrowhead CA 92352



**Bobadilla Finance Team Home Loans**

28200 Highway 189 F240 #26  
Lake Arrowhead CA 92352



Rates effective 05/1/24. This is informational only and should not be relied upon by you. COLDWELL BANKER SKY RIDGE REALTY 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