

131 John Muir Rd, Lake Arrowhead, CA 92352

First Tier home right from lake & lake trails located in the sought-after Palisades area of Lake Arrowhead . Home shows pride of ownership throughout. Upon entering you are immediately greeted by the dramatic vaulted wood beamed ceilings and Wood burning rock fireplace with gas log lighter , open floor plan. Beautiful remodeled kitchen with Quartz counters, gas stove, stainless steel fridge and dishwasher. Sliding glass doors lead you out to a beautiful outdoor, low-maintenance composition deck . Enjoy meals and cocktails, or just relax and enjoy the peaceful and quiet setting with filtered lake views. Two cozy Bedrooms offering large closets and a beautifully remodeled bathroom to complete the main level. Upstairs is a large private Master Bedroom with en-suite bathroom. Lower level is an oversized Game Room, or Family Room with built in cabinets and a desk space to use as office space or gaming space. Access the large build-up area with laundry, workshop and storage.



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Bobadilla Finance Team
Home Loans

28200 Highway 189 F240 #26
Lake Arrowhead CA 92352

BOBADILLA
FINANCE TEAM
HOME LOANS

Financing	VA	CONV	CONV
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$949,000	\$949,000	\$949,000
% Down	0.00%	10.00%	15.00%
First Loan	\$969,403	\$854,100	\$806,650
Term	30 Years	30 Years	30 Years
Rate	6.500%	6.999%	6.999%
APR*	6.769%	7.427%	7.297%

CASH TO CLOSE

Down Payment	\$0	\$94,900	\$142,350
Closing Costs	\$4,297	\$7,529	\$7,386
Prepays/Impounds	\$12,941	\$15,455	\$14,204
Total \$ Required	\$17,238	\$117,884	\$163,940

HOUSING EXPENSE

First Loan P & I	\$6,127	\$5,682	\$5,366
Taxes, Ins & MI	\$1,304	\$1,745	\$1,559
Total Monthly Pmt	\$7,431	\$7,427	\$6,926

*APR = Annual Percentage Rate



Rates effective 06/6/24. This is informational only and should not be relied upon by you. RE/MAX Lakeside 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