

# 292 Grandview Rd Twin Peaks, CA 92391



Great Location, Cute Cabin next to US Forestry Land, Single Story home with 2 Bedrooms, with an additional room that could be used of Office space or those extra overnight guests. Basement Space can be used for extra storage or a little Workshop for your Home Projects. The family Room includes a wood-burning open fireplace for chilly nights, backyard is all fenced in with a deck to enjoy for gatherings. Enjoy the Covered Front Porch with Views of the Forest. This Location is one of a Kind Don't let this one pass you by it won't last.

**Jennifer Conger**  
REALTOR®  
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Keller Williams Big Bear

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Bobadilla Finance Team  
Home Loans

28200 Highway 189 F240 #26  
Lake Arrowhead CA 92352

Financing	CONV	VA	FHA REG
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$350,000	\$350,000	\$350,000
% Down	5.00%	0.00%	3.50%
First Loan	\$332,500	\$357,525	\$343,660
Term	30 Years	30 Years	30 Years
Rate	6.999%	6.500%	6.625%
APR*	7.599%	6.770%	7.748%

CASH TO CLOSE			
Down Payment	\$17,500	\$0	\$12,250
Closing Costs	\$4,167	\$2,156	\$12,815
Prepays/Impounds	\$6,326	\$4,763	\$4,743
<b>Total \$ Required</b>	<b>\$27,993</b>	<b>\$6,919</b>	<b>\$29,808</b>

HOUSING EXPENSE			
First Loan P & I	\$2,212	\$2,260	\$2,200
Taxes, Ins & MI	\$740	\$480	\$635
<b>Total Monthly Pmt</b>	<b>\$2,952</b>	<b>\$2,740</b>	<b>\$2,835</b>

\*APR = Annual Percentage Rate



Rates effective 06/6/24. This is informational only and should not be relied upon by you. Keller Williams Big Bear 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