

27391 Cottonwood Lane, Lake Arrowhead, CA
Information Sheet

Amenities:

- Generac, whole home generator powered by natural gas. Unit is 3 years old and has been well maintained.
- Equipped with Vivint alarm and home automation system that includes door and motion sensors, indoor and outdoor cameras, front door lock, thermostat, smoke and carbon monoxide sensors, motion sensor and outdoor lighting controls. All remotely controllable via the Vivint App. Monthly monitoring is \$52.14. Account is transferable.
- Hard wired smoke detectors.
- Emergency lighting.
- Automated main water shut off used to drain pipes and shut off water at the main during winter months when unoccupied.
- AC and Heating
- Lifesource whole home water filtration system only 2 years old.
- Leaf Filter gutters with lifetime warranty, transferrable
- Ubiquiti wireless access point
- LED receptacle covers throughout the house providing lighting in the evenings
- Outdoor patio string lights front and back on top floor.
- Upstairs and downstairs gas fireplaces with one convertible to wood burning
- Storage above the garage with an attic access door.
- Downstairs storage
- Two master bedrooms with master baths.
- Upstairs master bath jacuzzi tub
- Private extra parking space off main street.
- Plumbed for installation of an additional 3rd floor
- Access road is a secondary plow road that is cleared by the county of San Bernardino
- House eligible to apply for lake rights
- Ceiling fans throughout the house

Included:

- All furniture except the piano. Piano will be removed before closing of escrow.
- All kitchenware, plates, glasses and utensils except personal items.
- TV in living room and den, not TV in Master Bedroom. This TV will be removed prior to closing escrow.
- Gas and electric snow blower
- Washer and Dryer
- Kuerig
- Wine fridge
- Refrigerator, dishwasher, free standing stove and microwave
- Patio furniture. Upstairs patio furniture have cushions that are presently stored.
- Trash cans
- Garage free standing shelves

Not Included:

- Piano
- Any Decor, i e., pictures, wall decor and counter decor
- Personal items in the closets and drawers

- Tools, yard tools and personal items in the garage
- Any food, items, wine or alcohol
- Liquor cabinet in the den.
- Items in the attic or second floor storage. These will be removed before closing escrow.

Other information:

- Pre-pandemic and during the pandemic, the house was an AirBnB rental renting for as high as \$450 per day on weekends and \$200 during the week.