

38605 Big Bear Blvd, Big Bear Lake, CA 92315

Interior Improvements & Upgrades

(All completed since 2022 – buyer to independently verify)

Major Systems

- New furnace
- Upgraded electrical panel
- 240V electrical outlet (washer/dryer connection in kitchen)

Kitchen Remodel

- New cabinetry
- Quartz countertops
- Arizona Tile backsplash
- White oak floating shelves
- New appliances: refrigerator, dishwasher, stove, vent hood, washer/dryer

Living & Bedroom Updates

- New flooring and carpet throughout
- New baseboards
- Interior paint throughout
- New light fixtures (kitchen, bathrooms, living, bedrooms, stairs)
- Ceiling fans added in both bedrooms
- Wall heaters installed in bedrooms (one with smart technology)

Bathrooms

- Added **new 1/2 bathroom**
- Primary bathroom includes:
- Heated floors (app-controlled)
- Smart mirror with weather display
- Bluetooth speaker ventilation system
- Kohler Soaking Tub
- Contemporary Vanity

Smart Home Features

- Nest cameras (Remote Access)
- Nest thermostat
- Lutron lighting controls (deck string lights & patio lighting)
- SmartLife-compatible heater
- App-controlled heated flooring system
- Samsung Smarthings App Control

Exterior & Additional Improvements

- New paved driveway (2025)
- New front entry steps (2025)
- Deck railing updated to meet STR safety standards (buyer to verify local compliance)
- Adjacent stone-clad wall (city-owned, no owner maintenance required; provides additional privacy—buyer to verify use/ownership)
- Wood fence in back (city-owned, no owner maintenance required; provides additional privacy—buyer to verify use/ownership)

Furnishings Included

Home is sold **fully furnished**, including:

- Living room sleeper sofa (queen)
- Primary bedroom: king bed
- Secondary bedroom: queen bed
- All linens, towels, kitchenware, décor, games, and TVs
- All outdoor patio furniture, Weber Grills, Storage

Lifestyle & Location

- Direct access to hiking at Castle Rock Trail
- Close to Boulder Bay (kayaking, dining, outdoor recreation)
- Near Big Bear Village shopping and restaurants
- Short drive to ski resorts including **Bear Mountain Ski Resort** and Snow Summit
- Quiet setting with mature trees and low light pollution for star visibility

Important Notes

- Buyer to independently verify all property features, permits, square footage, STR eligibility, and condition
- Information provided is deemed reliable but not guaranteed