

Material Facts Disclosure

Property Address 970 D Ln State Ln Big Bear, CA 92314

County/public records may reflect different information than what is stated by the owner(s). Where discrepancies exist, both versions of the information are noted below.

Item	Owner's Representation	County/Public Records
Bedrooms	<u>2</u>	<u>2</u>
Bathrooms	<u>2</u>	<u>1</u>
Square Footage	<u>N/A</u>	<u>840</u>
Lot Size	<u></u>	<u></u>
County/Public Source Details (URL, etc.)	<u></u>	<u></u>

Other / More

As per seller: Second bathroom was added in the 90's when they remodeled the kitchen. May or may not be permitted with County

Notice to Acquirer: The listing brokerage makes no representation or warranty, express or implied, regarding the accuracy or completeness of any information provided by the owner, county, or public records. Acquirer is strongly encouraged to conduct their own independent investigation, measurements, and verification of all property details, and to retain qualified professionals as needed.