



# Single Family - Lake Arrowhead, CA

938 Sandalwood Drive, Lake Arrowhead



Nestled within a lush tapestry of trees and embraced by a meticulously landscaped yard, this home offers you a cherished haven amid the mountains. Step into your very own retreat ? a lovingly cared-for, move-in ready gem that captures the essence of mountain living. This turnkey beauty boasts a host of features designed to enhance your comfort and convenience. Park your vehicles with ease in the attached two-car garage, complete with ample storage space for all your needs. The recent installation of a new roof in 2021 ensures peace of mind and protection from the elements. Experience a new level of control with the ingenious "Plumbers helper," a clever tool that simplifies the process of turning water lines on and off, a particularly handy feature during winter getaways. With a newer furnace and water heater, you can rest assured that modern comfort awaits you. Elegance and functionality blend seamlessly in the

## James Newcomb

Broker Associate

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**BOBADILLA**  
FINANCE TEAM  
HOME LOANS

Bobadilla Finance Team Home  
Loans

28200 Highway 189 F240 #26  
Lake Arrowhead CA 92352

Financing	FHA REG	VA	CONV
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$649,000	\$649,000	\$649,000
% Down	3.50%	0.00%	5.00%
First Loan	\$637,244	\$662,953	\$616,550
Term	30 Years	30 Years	30 Years
Rate	6.999%	6.625%	7.250%
APR*	7.860%	6.897%	7.850%

### CASH TO CLOSE

Down Payment	\$22,715	\$0	\$32,450
Closing Costs	\$6,446	\$3,225	\$5,916
Prepays/Impounds	\$8,912	\$8,884	\$11,813
<b>Total \$ Required</b>	<b>\$38,073</b>	<b>\$12,109</b>	<b>\$50,179</b>

### HOUSING EXPENSE

First Loan P & I	\$4,239	\$4,245	\$4,206
Taxes, Ins & MI	\$1,179	\$892	\$1,375
<b>Total Monthly Pmt</b>	<b>\$5,418</b>	<b>\$5,137</b>	<b>\$5,581</b>

\*APR = Annual Percentage Rate



Rates effective 09/2/23. This is informational only and should not be relied upon by you. Windermere Real Estate 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