





Property Description: Welcome to 434 Klamath Dr., a charming and spacious 4-bedroom, 3-bathroom home nestled in the beautiful Lake Arrowhead, CA. This inviting property offers a well-designed layout with an open concept living, dining, and kitchen area, perfect for entertaining guests or enjoying quality time with family. The main floor features a desirable master bedroom, providing convenience and privacy. The attached 2-car garage offers ample space for parking and storage. As you descend to the lower floor, you'll discover additional bedrooms, each equipped with its own walk-in closet, ensuring plenty of storage for personal belongings. A den provides a versatile space that can be used as a home office, media room, or play area. Both levels of the house feature rear decks, allowing you to soak in the picturesque







Financing	VA	CONV
Notes	Fixed Rate	Fixed Rate
Sales Price	\$799,995	\$799,995
% Down	0.00%	10.00%
First Loan	\$817,194	\$719,995
Term	30 Years	30 Years
Rate	6.750%	7.375%
APR*	7.024%	7.803%
CASH TO CLOSE		
Down Payment	\$0	\$80,000
Closing Costs	\$3,765	\$6,679
Prepaids/Impounds	\$10,988	\$13,135
Total \$ Required	\$14,753	\$99,814
HOUSING EXPENSE		
First Loan P & I	\$5,300	\$4,973
Taxes, Ins & MI	\$1,099	\$1,471
Total Monthly Pmt	\$6,399	\$6,444



BRE#: 02052310

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Prime Properties

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*APR = Annual Percentage Rate

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