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INTERNATIONAL REALTY

BEAUTIFUL MOUNT BALDY CABIN IN PICTURESQUE, SECLUDED FOREST SETTING

13 San Antonio Falls Road, Mt Baldy, CA 91759

\$325,000

🛏 Bedrooms: 3
🚿 Bathrooms: 2

EXTRAS:

- Living Space: 1,338 sq ft
- Lot Size: 6,360 sq ft



Geoff Hamill
CalDRELic# 00997900

📞 909-621-0500

Property Description

Rare recreational Swiss chalet style cabin built circa 1929, situated on leased forestry land that is located off a private road. Located high up the Baldy Road switchbacks, in the secluded and quiet yet accessible Zen Center & Snowcrest Lodge areas. Just Moments away from the slopes of the Mt. Baldy ski area!

Features 2 or 3 potential bedrooms, kitchen with dining area, indoor laundry, plus 2 baths. With 3 levels of quaint space, the front deck entry welcomes you to an open floor plan and wood burning stove. Large living room boasts a bay window. Master Bedroom has a walk-in closet. Although unfinished and adorned with huge stone walls, the basement area could be a 3rd bedroom, workout area, and/or recreation room. Indoor laundry. Dual paned windows. Surrounding the cozy cabin are magnificent stone walls and rock formations, hiking paths, majestic views, and ample parking. Additional storage outside is perfect for skis, winter toys, BBQ's, etc. Electricity, propane gas, and private sewage system all on premises. 360 degree views of the old growth Cedar and Pine trees and a perched birds-eye view of wilderness surroundings. Prime locale at an elevations of approx. 6,000 Feet, near the base of a scenic trail head that reaches the San Antonio Falls, the Baldy Notch, and the Ski Hut. When snow falls, the scene transforms into a winter wonderland!

Forest service requires a new owner to pay approx. \$1,500/year for the forestry lease (usually a 20-year renewable term). Annual property taxes will be approx. 1% of the sales price in the first year. Approx. \$500/year cost for water. For property insurance information, please check with an insurance broker and the California Fair Plan. CASH financing only preferred as most lenders will not provide a loan. US Forest Service does NOT permit: ownership of more than one cabin on forest land, full time living year-round, short-term rental, and/or long time rental of the property (unless a special circumstance approved by US Forest Service). All Buyers must be qualified and approved by the US Forest Service.

Mount Baldy School serves K-8 grades. Claremont Village and coveted The Claremont Colleges are just minutes to the south. Buyer to verify all information herein prior to purchase.

Don't miss the 3D Virtual Tour Video!

For more information or a private viewing, please contact Listing Agent Geoff Hamill directly via Geoff@GeoffHamill.com or (909) 621-0500. Geoff also has access to additional "Coming Soon", "Off Market", "Pocket", "Silent", and "Whisper" listings that are not found in the MLS or other websites. Thank you.



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