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CHARMING MOUNT BALDY CABIN IN PICTURESQUE & SECLUDED FOREST SETTING.

34 Manker Flats, Mt Baldy, CA 91759

\$175,000

🛏 Bedrooms: 0
🚿 Bathrooms: 1

EXTRAS:

- Living Space: 420 sq ft
- Lot Size: 11,500 sq ft



Geoff Hamill
CalDRELic# 0097900

📞 909-621-0500

Property Description

This is a rare recreational cabin built circa 1928, situated on leased land that is located off an elevated gated private road in Mt. Baldy. Currently named "Bright Moon Studio", the cottage is perfectly sited near the San Antonio Falls that usually runs year round. Located high up in the Baldy Road switchbacks, in the secluded and tranquil yet accessible Manker Flats vicinity. Just moments away from your cabin home are the slopes of Mt. Baldy ski area in about 5 minutes!

Cabin is approx. 420 sq.ft. offering a light filled 2-level open versatile floor plan with bedroom area loft, kitchen area, and 1 bath. Dual-pane windows and protective security shutters. Electricity and private sewage system on premises. Construction was inspired by traditional vault cabin ceiling design. Great room setting enjoys magnificent forest and valley views. The private deck captures magical moments in the forest. Old growth Cedar and Pine trees and a perched birds-eye view of the valley below. Prime locale to the base of a scenic trail head that reaches the San Antonio Falls and the Baldy Notch, and the Ski Hut. When snow falls, the scene transforms into a winter wonderland!

Property has Video/Audio security camera system on the premises.

Forest service requires a new owner to pay approx. \$1,329/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 your insurance broker and the California Fair Plan.

CASH financing only as most lenders will not provide a loan and owner is NOT interested in private financing. 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 prior to purchase. Don't miss the 3D Virtual Tour Video!

Please also check out the adjacent cabin at 35 Manker Flats, that is also for sale at \$295,000. Visit website: www.35MankerFlats.com.

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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www.34MankerFlats.com