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INTERNATIONAL REALTY

BEAUTIFUL MOUNT BALDY CABIN IN PICTURESQUE, SECLUDED FOREST SETTING

35 Manker Flats, Mt Baldy, CA 91759

\$295,000

🛏 Bedrooms: 2  
🚿 Bathrooms: 1

**EXTRAS:**

- Living Space: 1,050 sq ft
- Lot Size: 20,430 sq ft



Geoff Hamill  
CalDRELic# 00997900

📞 909-621-0500

## Property Description

This is a rare recreational cabin built circa 1932, situated on leased land that is located off an elevated gated private road in Mt. Baldy. Locally known as the "Sun Cabin", this Swiss chalet style home is perfectly nestled near the San Antonio Falls that runs nearly year round. Located high up the Baldy Road switchbacks, in the secluded and quiet yet accessible Manker Flats area. Just Moments away from your cabin home are the slopes of Mt. Baldy ski area!

Steps and a gentle pathway lead to the approx. 1,050 sq. ft. cabin that offers a light filled 2-level open versatile floor plan with 1 bedroom, loft with potential 2nd bedroom area, kitchen with dining area, indoor laundry, plus 1 bath. The construction was inspired by traditional vault cabin ceiling design. A large great room enjoys a magnificent stone fireplace and a wall of glass overlooking the valley below. Approx. \$90K in upgrades including extensive dual-pane windows and protective security shutters. Central air and heating. Insulation in the walls including a paper barrier and Tyvek wrap. Electricity, propane gas, and private sewage system all on premises. The exterior viewing deck allows 360 degree views of the old growth Cedar and Pine trees and a perched birds-eye view of the valley below. Prime locale near 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. Indoor laundry room. 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 34 Manker Flats that is also for sale at \$175,000. Website: [www.34MankerFlats.com](http://www.34MankerFlats.com).

For more information or a private viewing, please contact Listing Agent Geoff Hamill directly via [Geoff@GeoffHamill.com](mailto: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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