



Robert Marshall

(714) 323-5636
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BRE: 02076841



Tudor House

800 Arrowhead Villa Rd, Lake Arrowhead, CA, 92352

\$4,025,000

Historical Real Estate Opportunity

(No inventory)



Listing # 2703

electric infrastructure, the resort quickly became synonymous with privacy, luxury, and notoriety. At its height in 1929, under the rumored influence of Benjamin “Bugsy” Siegel, this hidden retreat earned a reputation as a “Little Las Vegas” of the mountains—complete with gambling, speakeasies, moonshine crafted from pristine well water, and whispered tales of secret tunnels and celebrity escapades.

Today, this storied past lives on in a remarkable trio of properties known collectively as “Tudorville.” The Tudor House (currently a restaurant, bar, and playhouse) and Bracken Fern Manor (currently a 10-room hotel) are offered together, while The Clubhouse is available separately – each fully restored and reimagined for modern use while honoring its extraordinary heritage. Located in San Bernardino County, an hour drive up the scenic mountain, these properties are very close to the Lake Arrowhead, Sky Park at Santa’s Village, Wildhaven Ranch Wildlife Sanctuary, seasonal water sports, and much more!

The Tudor House & Bracken Fern Manor (Offered Together)

The Tudor House stands as the crown jewel of Arrowhead Villas. Designed in striking half-timbered English Tudor architecture, this landmark structure originally served as an exclusive, members-only casino and speakeasy. Its magnificent Grand Hall—crafted in a rare “King and His Court” design—features soaring vaulted ceilings, a dramatic stone fireplace, a raised professional stage with a greenroom, and extraordinary acoustics so refined that performers often forgo amplification. The hall now thrives as a restaurant, live entertainment venue, and wedding destination, complete with a sound and lighting system, and a bar (with a 41 beer and wine license; see Agent). In addition, there are two adjoining private apartments, each featuring its own bedroom, bath, living area, and kitchen, offering endless possibilities. Located at 800 Arrowhead Villa Road, this 11,011 sf building sits on a 36,958sf lot (APN#332-104-02, zoned CN) and is listed at \$2.25M.

Across the street, Bracken Fern Manor—once known as “The Market” and later “The Crib”—served as the luxurious guest quarters for the resort’s most discreet visitors. The Manor is now an enchanting 10-room historic inn rich with storybook charm. Each guest suite is unique and features an attached private bathroom. The property features a guest kitchen, dining room, library, sauna, cozy fireplace lobby, and expansive outdoor decks on both levels, the Manor is now a sought-after lodging and special event venue for weddings, retreats, reunions, and private gatherings. Featured on

television and YouTube (Google "Bracken Fern Manor and ghost adventures"), it remains one of the mountain's most distinctive and atmospheric destinations. Located at 815 Arrowhead Villa Road, this 3,840 sf building sits on an 8,550sf lot (APN#332-062-34, zoned CN) and is listed at \$950,000.

The Tudor House and Bracken Fern Manor represent a rare chance to steward two interwoven pieces of California history—fully restored, income-producing, and poised to celebrate the Tudor House's centennial anniversary. From rumored underground passageways and Hollywood hideaways to modern film nights and community events, these properties seamlessly blend legacy and vision. You can see these properties now; click here for a tour of the Tudor House, and click here for a tour of the Bracken Fern Manor.

The Clubhouse (Available Separately)

Completing the historic triad is The Clubhouse, the original sports and social epicenter of the resort. In its heyday, the surrounding grounds featured an Olympic-sized swimming pool, tennis courts, ski access, stables, and artisan well water that supported the entire development. Today, this two-story building with basement has been remodeled for versatile commercial or residential use. The renovated upper loft includes a bath, while the main level features two bedrooms, two baths, a living room, and a kitchen.

The finished basement—equipped with two restrooms—has been redesigned to accommodate a brewery, wine tasting room, card room, cigar lounge, or intimate black box theater. A spacious rear patio provides an inviting setting for entertainment and special events, complemented by front parking areas and an additional adjoining lot. Adjacent to Bracken Fern Manor and directly across from the Tudor House, The Clubhouse offers exceptional standalone potential while remaining connected to the legacy of the greater estate. Located at 850 Arrowhead Villa Road, this 3,366 sf building sits on a 28,120sf lot (APN#332-104-01, zoned CN) and is listed at \$825,000.

An Enduring Legacy

Arrowhead Villas has always been a place of vision and vitality; after nearly a century of colorful lore, these properties embody architectural significance, cultural intrigue, and commercial opportunity. Whether acquired together as a landmark hospitality and event compound or individually as a dynamic commercial venture, this is a once-in-a-generation opportunity to own a fully restored and interconnected piece of American history—where the echoes of the Roaring Twenties still linger in every beam, stone, and mountain breeze. This is a piece of history and ready for a qualified successor to bring back its luster! The property is being sold as-is and has many grandfathered conditions. For the right buyer, the seller will offer generous financing; speak with Agent regarding terms. If you're looking to learn more about this historic Mobster Era Property, reach out to the Agent today!

At a Glance

Business Type Restaurants and Food · Specialty

Total Sales Asset Sale

Reason for Sale Retirement

Discretionary Earnings Asset Sale

(Total Owner's Compensation)



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Purchase Terms

Price	\$4,025,000	Owner Financing	Generous Seller Financing: Inquire with Agent
Inventory	None	Owner Training	Yes
<small>(Estimated value. Final terms addressed in offer)</small>		<small>(Terms addressed in offer)</small>	
Total Asking Price	\$4,025,000	Additional Terms	None
Transfer Fees	None		

Lease & Property

No Lease – None

About the Business

Total Sales	Asset Sale	Business Type	Restaurants and Food · Specialty
Discretionary Earnings	Asset Sale	Current Ownership	12 years 8 months, since Jun. 2013
<small>(Total Owner's Compensation)</small>		Business Established	July 1929
Employees	F/T: 0, P/T: 0, Ind. Contractors: 0	Business Hours	Open: Wed, Sun Closed: Mon, Tue, Thu, Fri, Sat Hours: Wed: 5pm-9pm and Sun: 10am-2pm
Payroll	\$0 Annually	Owner's Hours and Roles	Absentee
<small>(Does not include owners salary)</small>			
Current Licensing	Business License (City), Health Permit, Seller's Permit, 41 - Beer & Wine, Public Eating Place, Inquire with Agent regarding grandfathered licenses		
Reason for Sale	Retirement		
Franchise Details	Business is not a franchise		



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Highlights & Amenities

- **Tudor House:** 800 Arrowhead Villa Rd, Lot: 36,958sqft, Structure: 11,011sqft, built in 1928.
 - **Renovations:** Roof replaced in 2012, chimney repaired in 2022. All supply and drain plumbing upgraded in 2014. 4 fireplaces converted to gas and lined with stainless steel. All 6 bathrooms remodeled and upgraded. Stage, including light and sound system installed in 2014. Bar and lounge built in 2014.
- **Bracken Fern Manor:** 815 Arrowhead Villa Rd, Lot: 8,550sqft, Structure: 3,840sqft, built in 1929.
 - **Renovations:** Roof replaced in 2010. 2015 improvements: minor repairs to all bathrooms, resurfaced and rerailed two elevated 100sf decks, Installed new front entryway patio and overhang, installed window shutters in all rooms, and the basement was enlarged and converted to an event space.
- **Clubhouse:** 850 Arrowhead Villa Rd, Lot: 28,120sqft, Structure: 3,366sqft, built in 1946.
 - **Renovations:** Roof replaced in 2023, Minor plumbing leaks repaired, structure converted from an 8 unit apartment complex into a second stage theater, full kitchen, 2 bathrooms each floor (3 floors), one 400sqft apartment and three private even rooms, finished basement to speakeasy bar, converted outdoor amphitheater that seat 400 and 2 bathrooms, completed in 2016. building is still equipped with 8 electric meters.
- All real property is zoned commercial (CN). For additional details about San Bernardino County zoning, find their FAQ here.
- **Owner will offer generous seller financing for the right buyer.** Inquire with Agent regarding terms.
- The possibilities are endless -- a buyer can operate a brewery, a restaurant, an airbnb, a wedding and event venue, a playhouse, cabaret shows, a museum, ghost tours, and much more.
- Facility features a commercial kitchen with a Type 1 hood and an above-ground grease trap. Restaurant features a 41 beer and wine license.
- **Current Revenue Generators:** Tudor House averages 7 events a month (wedding, plays, bands, private parties, and karaoke), typical attendance ranges from 50-150 guests. Bracken Fern Manor averages 3 monthly bookings for a 1-3 night stays for groups of 25 or less at a fixed rate of \$1900 a night (Incl. \$400 for cleaning)



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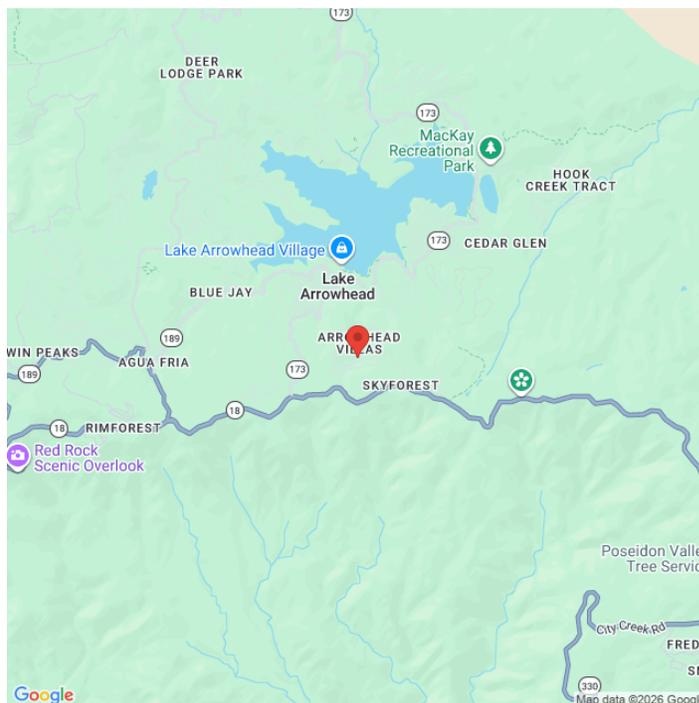
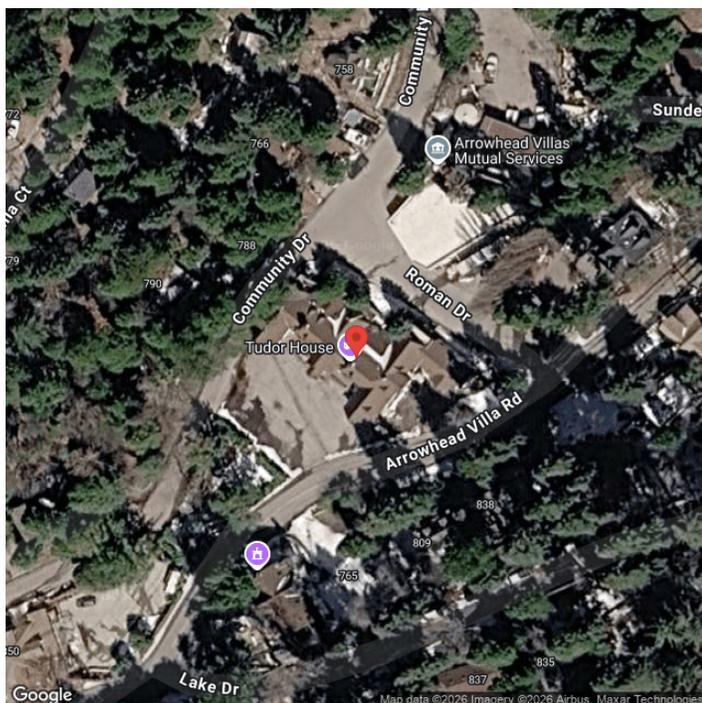
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Equipment & Fixtures

Equipment Value (Estimate)	\$75,000
Excluded Equipment (Personal Effects)	Personal Decor, Automatic Dish Machine, Empty Kegs, and CO2 tanks. SEE ASSET LIST
Equipment Owned by Outside Vendors	None
Additional Details	None

Maps



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Image Gallery



Original 1929 brochures for Arrowhead of the Pines.



Tudor House is both an incredible playhouse and event venue!



Ample parking for 200+ guests, with a hotel next door to boot!



Serene event garden featuring tall pines and crisp mountain air.



200+ guest capacity at this "king and his court" dining hall and bar!



Playhouse features a backstage lounge, game room & prop storage.



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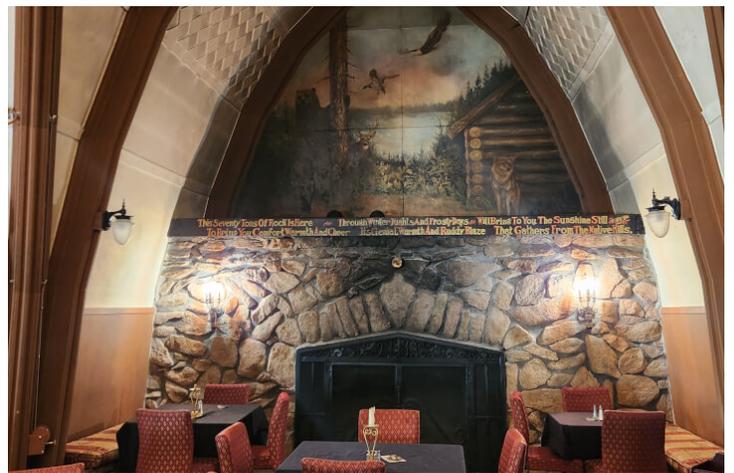
Holidays are busy, with so many seasonal plays to perform!



The owner has built the tudor house into a "dinner and show" venue.



Advertise to surrounding counties to increase the number of events and attendance!



Guests can dine next to the largest fireplace in Lake Arrowhead!



Did I mention the acoustics in this grand hall? What a show!



The dining hall can accommodate large parties for increased revenue.



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The kitchen is fully equipped to offer a wide variety of fare.



Large hotline and hood ensures speedy ticket times for your patrons.



Bring warm bread and butter to your guests for a true dining experience. ;)



Kitchen equipped with plenty of smallware for all you cooking needs.



Ample refrigeration and cold storage in the kitchen for a plethora of cold menu ingredients.



The walk-in refrigerator compressor has been well-maintained!



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Top of the line ice machine and other kitchen equipment!



Ample dry storage to satisfy the health department requirements.



Increased productivity with multiple workstations and for kitchen staff.



Keep the kitchen clean with multiple stainless steel prep tables.



Keep those veggies clean with this rinse prep table, the health dept. will be smitten. :)



Automatic dishwasher (vendor owned) and large triple bay sink for shiny dishware!



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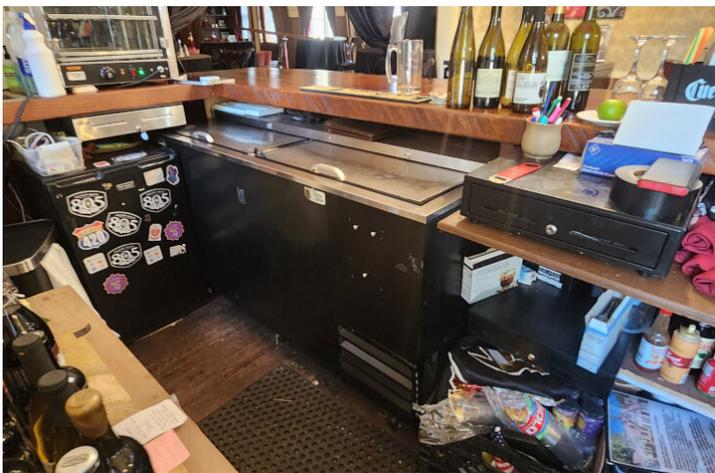
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Don't forget that beer and wine profit margins are fantastic!



Offer a variety of beverages with ample undercounter cold storage.



The back bar is equipped with all the bells and whistles, including several keg fridges.



Glass door 3-bay fridge for quick beverage access.



Everyone loves a frosty cold draught beer!



Additional draught fridge for wine.



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Sell more wine and increase profit!



Grease trap, and hot water heaters conveniently located in the basement, freeing up kitchen space.



The end of the Tudor House pics!



The famed Bracken Fern Manor hotel adjacent to the historical Tudor House!



The manor features 10 bedrooms, each with a private restroom.



The basement offers a piece of history with sealed off tunnels connecting the properties.



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The hotel entrance check in counter and lounge with a toasty fireplace.



Large counter and storage closet for all of your patron's check-ins.



Guests can enjoy the serene mountain views in this cozy lounge.



Guests can play the piano by the fire, check your asset list.



The library offers many artifacts from the historical Bugsy Siegel days!



Previously the wine cellar, now been converted to the library.



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Rustic wood doors and antiques line the library.



A cozy dining area adjacent to the check in counter for intimate meals for your guests.



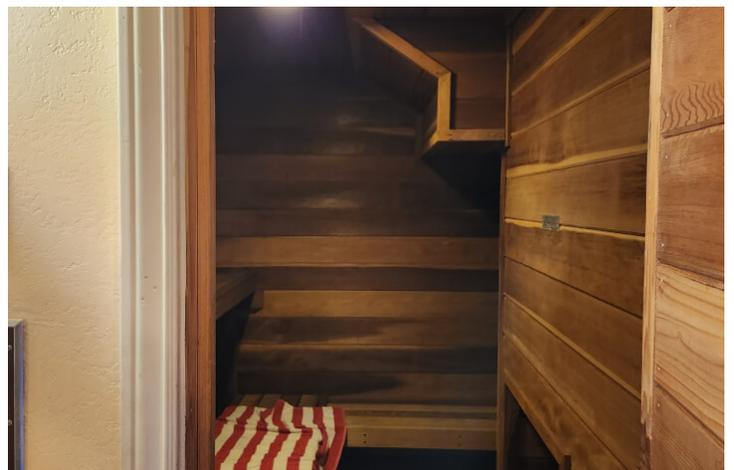
Additional dining table to accommodate multiple hotel guests.



There is a kitchen onsite for hotel meals, or a guest can hire their own private chef for the full mountain retreat experience.



Ample cookware and equipment to offer a variety of different fare.



The hotel features an indoor sauna for patrons to relax.



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The hotel features a full laundry room and storage housekeeping.



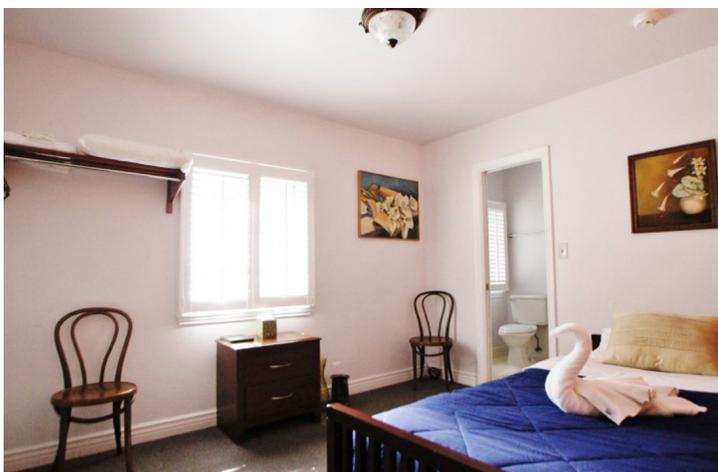
Inquire with the agent why each guest room is a woman's name. ;)



The Dahlia Room has many secrets and history.



Another captivating room named the Rose Room!



Each room has a different style, bed size and bathroom.



California king beds available for couples!



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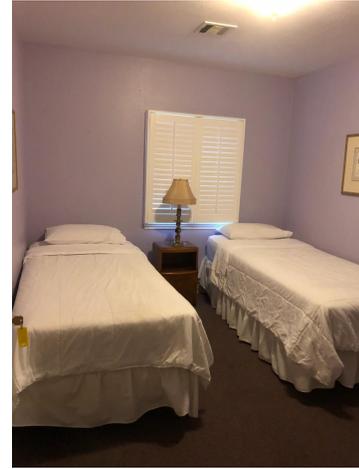
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Each room has windows to ensure a view of the surrounding pines.



Guests with children can book the next door room with twin beds.



Trundles also allow for sleeping quarters for large families.



I once knew a girl and hotel room named violet. ;)



The end of Bracken Fern Manor photos!



The Clubhouse was originally the center of the "Arrowhead of the Pines".



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The Clubhouse was dedicated as the entrance to Arrowhead Villas.



The clubhouse originally had 8 units.



All 8 electric meters are intact, should a buyer renovate the property to a multi-unit building.



The Clubhouse offers ample front and rear parking.



Additional land to build another structure.



Another view of the vacant Clubhouse land.



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The Clubhouse features a large living room.



Downstairs features 2 bedrooms, a kitchen and the living room.



The staircase leading to the fully remodeled second floor.



The second floor also features two restrooms.



The upstairs is a large loft, ready for a buyer's designs.



The second floor loft was formerly several units.



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The clubhouse offers new windows, walls and paint with a wonderful natural light and views of the surrounding pines.



The end of the Clubhouse photos!



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