

801 Cameron Dr, Big Bear Lake 92315

STATUS: Active

LIST PRICE: \$825,000

From Big Bear Village parking lot, walk up the hill about half a mile.



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,850 (A)**
 PRICE PER SQFT: **\$445.95**
 LOT(src): **5,810/0.1334 (A)**
 LEVELS: **Two**
 GARAGE: **1/Detached**
 YEAR BUILT(src): **1956 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **0/61**
 SLC: **Standard**
 PARCEL #: **0308182010000**
 LISTING ID: **NP24135433**

Recent: 07/02/2024 : NEW

Submit Offer

DESCRIPTION

This property has just completed a major overhaul renovation. It is like a brand new modern style luxury home now, "completely furnished" and ready to rent! The living space has increased from 1,100 sq ft to a total of 1,850 sq ft now. It has a total of 3 bedrooms, 4 beds and 2 bathrooms. The original garage has been transformed into a playroom. A new covered carport has been built. There is also a concrete shower stand, a hot tub on the lower deck and a BBQ grill on the upper deck. The entire house is permitted to sleep 9 people now. The main value of the house is in its golden location. It is within a stone throw from the fancy restaurants and popular bars, saloons, fast food outlets and shops on Village Dr and Pine Knot Avenue, i.e. the very heart of the Big Bear Village. It commands a very high rental rate from various short term rental sites. The arbitrage opportunity is that it needs to accumulate some rental income track records for the newly approved large 9-guest, 3-bedroom capability to obtain a good bank loan and to increase the sales price. It was not able to do that during the renovation construction period and the previous much limited capacity. So a good property manager or somebody who is already familiar with Airbnb rental management can simply increase the property value by putting in some adequate marketing efforts without even having to put in any more renovation investment money or buying furniture after the purchase.

EXCLUSIONS:

INCLUSIONS:

AREA: **289 - Big Bear Area**
 SUBDIVISION: /
 COUNTY: **San Bernardino**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

CONCESSIONS IN PRICE:
 LIST \$ ORIGINAL: **\$825,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER: **No**
 ROOM TYPE: **Game Room, Laundry, Main Floor Bedroom, Recreation**
 EATING AREA:

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **City Lights**
 WATERFRONT:
 LAUNDRY: **Inside**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **2**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **1/1**
 FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**
 POOL: **None**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLs:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Detached**
 UNCOVERED SPACES:

PARKING TOTAL: **1**
 # REMOTES:

GARAGE SPACES: **1**
 RV PARK DIM:

CARPORNT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: \$0
HOA FEE 2:
HOA FEE 3:
COMMUNITY: **Fishing, Hiking ,
Watersports, Mountainous, Valley**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME:
HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE:
HOA PHONE 2:
HOA PHONE 3:

OF UNITS: **1**
UNITS IN COMMUNITY:
STORIES TOTAL: **2**

LAND

LAND LEASE?: **No**
PARCEL #: **0308182010000**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **None**

TAX LOT: **1**
TAX BLOCK:
TAX TRACT #: **15**
ZONING:
TAX OTHER ASSESSMENT: **\$1,507**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Bear Valley
Unified**
HIGH SCH DIST SOURCE:

ELEMENTARY:
ELEM SOURCE:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR SOURCE:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SOURCE:
HIGH SCHOOL OTHER:

LISTING

BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **Yes**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **Cash, Conventional**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **07/02/24**
START SHOWING DATE:
ON MARKET DATE: **07/02/24**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **07/02/24**
MOD TIMESTAMP: **07/02/24**
EXPIRED DATE: **01/02/25**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Ralph Liu**
SHOW CONTACT PH: **9493719139**
SHOW INSTRUCTIONS: **Call or text agent.**
DIRECTIONS: **From Big Bear Village parking lot, walk up the hill about half a mile.**

LOCK BOX LOCATION: **NA**
LOCK BOX TYPE: **None**
+ - 1 2 3 4

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

AGENT / OFFICE

LA: **(NP41804) Ralph Liu**
CoLA:
LO: **(NP5054) InvestorsAlly Realty**
LO PHONE: **888-388-5432**
CoLO:
CoLO PHONE:

LA State License: **01342940**
CoLA State License:
LO State License: **01523183**
LO FAX: **888-315-3831**
CoLO State License:
CoLO FAX:
Offers Email: **wepropertyowners@gmail.com**

CONTACT PRIORITY

1.LA CELL: **949-371-9139**
2.LA DIRECT: **949-371-9139**
3.LA FAX: **888-315-3831**
4.LA EMAIL: **investorsally@gmail.com**





