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INTERNATIONAL REALTY

2 BEAUTIFUL MOUNT BALDY CABINS IN A PICTURESQUE & SECLUDED FOREST SETTING

34 Manker Flats and 35 Manker Flats, Mt Baldy, CA 91759

\$470,000

🛏 Bedrooms: 3
🚿 Bathrooms: 2

EXTRAS:

- Living Space: 1,470 sq ft
- Lot Size: 31,938 sq ft



Geoff Hamill
CalDRELC# 00997900

📞 909-621-0500

Property Description

This is a rare opportunity to feature 2 recreational cabins for sale on US Forest Service leased land that are both situated above an elevated gated private road in Mt. Baldy.

35 Manker Flats is offered for sale at \$295,000. Known as the "Sun Cabin", steps and a gentle path off the road lead to a charming Swiss chalet style home, custom built circa 1932, that has approx. 1,050 sq. ft. with a light filled 2-level open versatile floor plan with 1 bedroom, 1 bath, plus loft (potential 2nd bedroom area), kitchen with dining area, indoor laundry, Central air & heat. The construction is inspired by traditional vault cabin ceiling design. Approx. \$90K in upgrades including extensive dual-pane windows and protective security shutters. A large great room enjoys a magnificent stone fireplace and walls of glass overlooking the valley below. 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. Electricity, propane gas, and private sewage system. Approx. 20,438 sq. ft. sized lot parcel. Visit: www.35MankerFlats.com.

34 Manker Flats is offered for sale at \$175,000. Currently known as "Bright Moon Studio", The cabin was custom built circa 1928, and is approx. 420 sq. ft., offering a light filled 2-level open versatile floor plan with bedroom area loft, kitchen, and 1 bath. Dual pane windows and protective security shutters. Construction was inspired by traditional vault cabin ceiling design. Great room setting enjoys magnificent forest and valley views. Newer roof. Electricity and sewage system. The private deck captures magical moments in the forest year round. Approx. 11,500 sq. ft. sized lot parcel. Visit: www.34MankerFlats.com.

Both properties have Video/Audio security camera systems on their respective premises.

The two cabins are perfectly sited among acres of natural wilderness in a prime locale near the base of a scenic trail head (at Falls Road) that reaches the San Antonio Falls, the Baldy Notch, and the Ski Hut. When snow falls, the scene transforms into a winter wonderland!

For each cabin, the new owner would be required to pay approx. \$1,329/year for the forestry lease (usually a 20-year renewable term) Approx. \$500/year for water costs. Annual property taxes will be approx. 1% of the sales price in the first year. 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: Same Owner 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). Both cabins will need to be sold separately. Mount Baldy School serves K-8 grades. Claremont Village and coveted The Claremont Colleges are just minutes to the south.

Seller does not guarantee any of the information provided herein. Buyer to verify all the information included herein prior to purchase.



MORE ON:
www.34and35MankerFlats.com