

# **Listing Presentation**

6204 Spruce Avenue, Angelus Oaks, CA 92305

## **Property Overview**

Nestled in the peaceful and forested mountain community of Angelus Oaks, this spacious single-family home offers the perfect balance of rustic charm and modern comfort.

Bedrooms: 4

Bathrooms: 3

Living Space: Approx. 2,900 sq ft

Lot Size: Expansive, surrounded by towering trees

Year Built: 1987

MLS #: IG24250786

## **Location, Location, Lifestyle**

- Located in Angelus Oaks, a hidden gem community just off Hwy 38-the scenic back way to Big Bear.
- Enjoy hiking, fishing, and nature right outside your door.
- Only 30 minutes from Redlands, 45 minutes to Big Bear Lake.

## **Interior Features**

- Open-concept layout with warm wood finishes
- Multiple living and dining areas
- Brick fireplace for cozy mountain nights
- Well-appointed kitchen with ample cabinet space
- Spacious bedrooms and updated bathrooms
- Versatile bonus rooms for office, game room, or guest space

## **Outdoor Living**

- Forest views from every angle
- Deck and patio spaces perfect for entertaining or relaxing
- Ample parking for guests, RVs, or recreational gear
- Surrounded by peace, pine trees, and fresh mountain air

## **Why This Home?**

Generous square footage

Flexible layout for family or vacation use

Highly desirable mountain location

Move-in ready or perfect for adding personal touches

Priced competitively in today's market

## **Market Strategy**

- Professional photography and video walk-through
- Featured listing on MatrixEstateGroup.com, Zillow, Realtor.com, Redfin, and more
- Social media promotion targeted to SoCal and highland buyers
- Email marketing to our network of over 3,000 potential buyers
- Local print and signage exposure throughout mountain communities

## **Schedule a Private Tour**

Call today to arrange a personal showing or a virtual walk-through.

Deborah Jacobs, REALTOR

(909) 503-5960

myeastvalleyrealtor@gmail.com

MatrixEstateGroup.com

Come see it in person! I've scheduled an open house for:

Saturday, April 26th from 11:00 AM to 2:00 PM.

Don't miss your chance to walk through this beautiful home!

Matrix Estate Group is proud to serve Inland Empire, desert, and mountain communities with care, connection, and proven results.