

# \$525,000 - 1602 Woodbrush Ave, Los Banos

MLS® #41099583

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,996 sqft

Residential on 0 Acres

Not Listed, Los Banos,

Prime Los Banos location—just a short walk to Walmart, Target, shopping, and dining. This well-maintained newer home sits directly behind Creekside Junior High School. The main residence offers 3 bedrooms and 2 bathrooms, featuring a spacious, contemporary layout that is currently vacant and move-in ready—ideal for an owner-occupant or new tenant. The property also includes two separately accessed rental units: an attached ADU and a converted garage unit, both currently occupied and together generating \$2,375/month in rental income (\$1,250 and \$1,125/month; buyer to verify). An excellent opportunity for investors or owner-occupants looking to significantly offset their mortgage with built-in income.

Located in one of Los Banos™ most convenient neighborhoods, close to shopping, schools, restaurants, and commuter routes. A rare find offering flexible living with strong income potential.



Built in 2019

## Essential Information

MLS® #	41099583
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,996

Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Stephen Chang
Listing Office	Albion Properties

## Community Information

Address	1602 Woodbrush Ave
Subdivision	Not Listed
City	Los Banos
County	Merced
Zip Code	93635

## Amenities

Parking Spaces	4
Parking	One Space
Garages	One Space
Pool	None

## Exterior

Lot Description	Back Yard, Corner Lot, Yard
Roof	Tile

## Interior

Interior	Laminate, Tile
Appliances	Dryer
Cooling	Central Air
Fireplaces	None
Stories	One

## Additional Information

Date Listed	June 27th, 2025
Days on Market	35
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 1:15am PST.

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