

\$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 locationâ€”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 readyâ€”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 Banosâ€™ 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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