

# \$598,900 - 408 25th Street, Merced

MLS® #FR24187737

**\$598,900**

4 Bedroom, 5.00 Bathroom, 4,439 sqft

Residential on 0 Acres

N/A, Merced,

Own a piece of Merced's history with the Kaehler-Rector House. The residence was built in the early 1890s designed by renowned architect Louis Wegner in the Queen Anne style. This historic gem boasts a distinctive corner tower and charming veranda that gracefully extends along the front and side of the home. Recognized as one of the finest in Merced County in 1905, the house earned its well-deserved place on the National Register of Historic Places in 1982.

Step into the foyer and experience a journey back in time with the grand staircase welcoming you in. The ground floor features a classic parlor adorned with sliding pocket doors leading to the formal dining room. The kitchen, complemented by two additional dining spaces, is a perfect blend of functionality and charm. A convenient passthrough laundry area with a quarter bath adds modern convenience while maintaining the home's character.

Venture upstairs to discover three bedrooms, each accompanied by an en-suite that captures the essence of the home's original style and era. The fourth bedroom on this level boasts an en-suite with two additional spaces ideal for a study or flexible living arrangements.

For added convenience, a detached garage provides additional parking and storage.

Above are (2) 1 bed/ 1 bath accessory dwelling units (ADUs). These units not only offer versatility but also present an opportunity



for multigenerational living or generating passive income.

Built in 1891

## Essential Information

MLS® #	FR24187737
Price	\$598,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Square Footage	4,439
Acres	0.34
Year Built	1891
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Closed
Listing Agent	Nicole Parent
Listing Office	Real Broker

## Community Information

Address	408 25th Street
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Garage, Driveway, On Site, On Street
# of Garages	4
Garages	Garage, Driveway, On Site, On Street
View	None
Pool	None

## Exterior

Lot Description	Corner Lot
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Roof Composition

## Interior

Interior	Carpet, Vinyl, Wood
Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Dumbwaiter, Entrance Foyer, Multiple Staircases, Separate/Formal Dining Room
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Merced City
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## Additional Information

Date Listed	September 13th, 2024
Days on Market	145
Zoning	R-1-6
Short Sale	N
RE / Bank Owned	N

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