

# **\$475,000 - 40493 Griffin Drive, Oakhurst**

MLS® #FR24206235

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## **\$475,000**

4 Bedroom, 4.00 Bathroom, 2,950 sqft  
Residential on 1 Acres

N/A, Oakhurst,

Charming Golf Course Living with Endless  
Potential in Oakhurst!

Nestled on the 9th tee of the Golf Course, this 2,380 sq. ft. 2-story traditional-style home offers a fantastic opportunity to create your dream retreat. Just 4 miles from the heart of Oakhurst, 10 miles from Bass Lake, and a scenic 20-mile drive to Yosemite, you're perfectly positioned to enjoy year-round adventure and relaxation.

Featuring 4 spacious bedrooms, 2.5 baths, and 2 versatile bonus rooms, there's plenty of space for family living or creating your ideal home office, studio, or guest quarters. Above the detached 2-car garage, you'll find a separate 570 sq. ft. bedroom and bathroom perfect for guests or extended family visits.

While livable, the home is ready for your personal touch. With some updating, this property can truly shine. The back deck is ready for a refresh, and the home is priced to reflect this, offering you a fantastic opportunity to add value and make it your own.

Enjoy the peaceful views of the golf course from the front or back porch and immerse yourself in this prime location just 42 miles from Fresno yet surrounded by nature's best.



Don't miss this chance to transform this home into your ideal sanctuary!

Built in 1987

**Essential Information**

MLS® #	FR24206235
Price	\$475,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,950
Acres	1.01
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Judy Wensloff
Listing Office	eXp Realty of California Inc

**Community Information**

Address	40493 Griffin Drive
Subdivision	N/A
City	Oakhurst
County	Madera
Zip Code	93644

**Amenities**

Utilities	See Remarks, Electricity Connected, Propane
Parking Spaces	2
Parking	Workshop in Garage, Driveway, Driveway Level, Garage, Garage Faces Front, Paved
# of Garages	2
Garages	Workshop in Garage, Driveway, Driveway Level, Garage, Garage Faces Front, Paved
View	Golf Course
Pool	None

**Exterior**

Lot Description	On Golf Course, Street Level
Foundation	Raised

**Interior**

Interior Features	Bedroom on Main Level, Main Level Primary, Multiple Primary Suites, Primary Suite, Utility Room
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning, Free Standing
# of Stories	2
Stories	Two

**School Information**

District	Bass Lake Joint Union
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**Additional Information**

Date Listed	October 3rd, 2024
Days on Market	193
Zoning	RRS
Short Sale	N
RE / Bank Owned	N

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