

# \$475,000 - 44739 Road 619, Ahwahnee

MLS® #FR24222245

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,822 sqft

Residential on 4 Acres

N/A, Ahwahnee,

Welcome to your serene oasis in Ahwahnee, CA! This remarkable 3.96-acre property features a charming 3-bedroom, 2-bathroom home with 1,822 square feet of comfortable living space. Perfect for animal lovers and outdoor enthusiasts, the property includes a cut arena area, a spacious barn, and a cozy chicken coop, providing ample room for all your animals and toys. The home boasts modern upgrades, including a new HVAC system, a Generac generator, and owned solar panels, dual pane windows throughout ensuring energy efficiency and peace of mind. An extra-large attached garage offers plenty of storage for your vehicles and equipment. Additionally, a separate room with its own bathroom presents a versatile space that can serve as an in-law suite, game room, or home office. Conveniently located just minutes from shopping, restaurants, and the stunning Bass Lake, this property also provides easy access to the breathtaking entrance of Yosemite National Park. Experience the perfect blend of tranquility and accessibility in this beautiful Ahwahnee home!



Built in 1978

## Essential Information

MLS® # FR24222245

Price \$475,000

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	1,822
Acres	3.96
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Pamela Payne
Listing Office	Century 21 Select Real Estate

## Community Information

Address	44739 Road 619
Subdivision	N/A
City	Ahwahnee
County	Madera
Zip Code	93601

## Amenities

Parking Spaces	2
# of Garages	2
View	Mountain(s), Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System

## Exterior

Lot Description	Corner Lot, Gentle Sloping, Horse Property, TwoToFiveUnitsAcre
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## Interior

Cooling	Dual, High Efficiency
Fireplace	Yes
Fireplaces	Living Room, Insert, See Remarks, Wood Burning Stove
# of Stories	1
Stories	One

## School Information

District	Yosemite Unified
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## Additional Information

Date Listed	November 1st, 2024
Days on Market	202
Zoning	RRS-5
Short Sale	N
RE / Bank Owned	N

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