

\$679,000 - 41282 Singing Hills Circle, Ahwahnee

MLS® #FR24229088

\$679,000

3 Bedroom, 3.00 Bathroom, 3,478 sqft
Residential on 1 Acres

N/A, Ahwahnee,

Bring your clubs and be ready to play golf in this desirable neighborhood of River Creek Golf Course. Lovely Chris Smith built custom home on the golf course overlooking a pond. This 3478+/- sq. ft., 4 bedroom, 3 full bathroom home has a living room and a family room and a 5 car garage sitting on 1.08+/- usable acre. As you enter on the top floor, you will find the large master suite with 2 walk-in closets, separate sitting area and fireplace, viewable through into the living room as well. A perfect area to relax and read a book. The master bath includes 2 sink vanity and Jacuzzi tub. Plenty of windows to view the outdoors. Enjoy walking out to the back covered wrap around deck. A great kitchen features a nice breakfast bar, pantry, granite counters with an abundance of cabinets throughout and there is a laundry room with additional storage cabinets. Lots of parking with a 3 car attached garage. That's not all! Downstairs is a nice sized family room, 2 more good size bedrooms, additional area currently set up with beds to make a 4th bedroom, full bath and covered outdoor concrete patio with an additional attached 2 car garage and it has a separate entrance so could possibly be the perfect vacation rental or live upstairs and use the downstairs as a monthly rental. River rock exterior decor, concrete driveway, landscaped, including many Oaks and rock outcroppings. Tankless water heater, fire pit sitting area, whole house generator, water softener and most all of the furnishings could be negotiated



with the sale from previously been used as a vacation rental.

Built in 2001

Essential Information

MLS® #	FR24229088
Price	\$679,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,478
Acres	1.08
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	John Bortz
Listing Office	Century 21 Ditton Realty

Community Information

Address	41282 Singing Hills Circle
Area	YG17 - Ahwahnee
Subdivision	N/A
City	Ahwahnee
County	Madera
Zip Code	93601

Amenities

Utilities	Electricity Available, Propane
Parking Spaces	5
Parking	Driveway, Concrete, Door-Multi, Garage
# of Garages	5
Garages	Driveway, Concrete, Door-Multi, Garage
View	Golf Course, Mountain(s), Pond, Rocks, Trees/Woods
Pool	None

Exterior

Exterior	Brick, Wood Siding
Lot Description	Close to Clubhouse, Lot Over 40000 Sqft, Rocks, Trees
Roof	Composition
Construction	Brick, Wood Siding
Foundation	Slab, Permanent

Interior

Interior	Carpet, Tile
Interior Features	Walk-In Closet(s), Bedroom on Main Level, Breakfast Bar, Cathedral Ceiling(s), Ceiling Fan(s), Furnished, Granite Counters, Living Room Deck Attached, Main Level Primary, Recessed Lighting, Separate/Formal Dining Room, Walk-In Pantry
Appliances	Dishwasher, Electric Oven, Built-In Range, Disposal, Electric Range, Propane Water Heater
Heating	Central
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Bass Lake Joint Union
Elementary	Other
Middle	Other
High	Yosemite

Additional Information

Date Listed	November 6th, 2024
Days on Market	64
Zoning	RRS-5
Short Sale	N
RE / Bank Owned	N

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