

# **\$490,000 - 1553 Grandview Drive, Atwater**

MLS® #FR24246183

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## **\$490,000**

3 Bedroom, 3.00 Bathroom, 2,380 sqft  
Residential on 0 Acres

N/A, Atwater,

Introducing an exceptional property: a three-bedroom, three-bathroom residence spanning 2,380 square feet of living space, set on a substantial 8,407 square foot corner lot within the esteemed Clairmont Community. This home exemplifies a clear Pride of Ownership and is meticulously designed to cater to a lifestyle of comfort, functionality, and elegance.

Upon entering, you are greeted by a well-conceived floor plan that skillfully balances style and utility. The primary suite is a sanctuary of sophistication, highlighted by a coffered ceiling that elevates the room's aesthetic. This suite includes a spacious primary bathroom featuring dual sinks and extensive counter space, ideal for both relaxation and everyday preparations. The communal areas of the home impress with their thoughtful layout and high-quality finishes. The living room, with its high ceilings and elegant plantation shutters, provides a versatile environment for both relaxing and entertaining guests. It is complemented by an adjacent family room, offering a cozy setting for more intimate gatherings. The dining area is strategically placed to optimize both casual and formal dining experiences, enhancing the home's capacity for hospitality. Central to the home is a state-of-the-art kitchen, equipped with modern appliances and all the necessary amenities to refine your cooking skills. This inviting space is perfect for preparing meals and fostering memorable



moments with family and friends.  
Every detail of this residence has been carefully maintained and is a testament to the quality and care invested into the property. This home is not merely a dwelling but a foundation for building a vibrant and enduring future. Its prime location near educational facilities and shopping centers further enhances its appeal, making it a highly desirable choice within the community.

Built in 2005

**Essential Information**

MLS® #	FR24246183
Price	\$490,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,380
Acres	0.19
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Yan Liu
Listing Office	Real Estate eBroker, Inc

**Community Information**

Address	1553 Grandview Drive
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

**Amenities**

Parking Spaces	3
Parking	Garage
# of Garages	3

Garages	Garage
View	Neighborhood
Pool	None

## Exterior

Lot Description	Corner Lot
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## Interior

Interior	Carpet, Tile
Interior Features	Coffered Ceiling(s), High Ceilings, Tile Counters, Utility Room, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Gas Cooktop, Self Cleaning Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

## School Information

District	Atwater
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## Additional Information

Date Listed	December 7th, 2024
Days on Market	52
Zoning	P-D
Short Sale	N
RE / Bank Owned	N

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