

# **\$499,000 - 42109 River Falls Road, Oakhurst**

MLS® #FR24254592

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## **\$499,000**

3 Bedroom, 1.00 Bathroom, 1,110 sqft  
Residential on 2 Acres

N/A, Oakhurst,

Discover a charming mountain retreat nestled along Lewis Creek in Oakhurst, offering both a peaceful residence and proven income potential as an established Airbnb property. This well-maintained 1,110 square foot home features three comfortable bedrooms and one thoughtfully designed bathroom, complete with a walk-in shower, and indulgent sauna option, perfect for relaxing after a day of adventure. The property's outdoor space is truly exceptional, highlighted by the soothing sounds of nearby Lewis Creek waterfalls and stunning mountain views. A welcoming front patio provides the perfect setting for morning coffee or evening relaxation while taking in the natural surroundings. The grounds include full RV access with hookups, offering additional convenience for visitors or personal use. Currently operating as a successful Airbnb rental, this turnkey opportunity includes all furnishings, allowing for immediate rental income continuation. The property holds even more potential with a second pad already graded and prepared for a future four-bedroom home, presenting an excellent opportunity for property expansion. Recent improvements include a new well pump, ensuring reliable water source. The location offers the best of both worlds – peaceful seclusion while maintaining easy access to downtown Oakhurst's shopping and dining options. The Sierra National Forest Office is less than a mile away, and the community college is within convenient reach. Perhaps most notably, the



property sits approximately 30 minutes from Yosemite National Park's gates, making it an ideal base for exploring one of America's most beloved national parks. This property presents a unique opportunity to own a slice of Sierra Nevada paradise while maintaining the potential for steady rental income. Whether used as a private residence, vacation home, or investment property, this versatile home offers the perfect blend of natural beauty and practical amenities.

Built in 1985

**Essential Information**

MLS® #	FR24254592
Price	\$499,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,110
Acres	2.35
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Shannon O'brien
Listing Office	Century 21 Ditton Realty

**Community Information**

Address	42109 River Falls Road
Area	YG10 - Oakhurst
Subdivision	N/A
City	Oakhurst
County	Madera
Zip Code	93644

**Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
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Parking	RV Access/Parking, RV Potential
Garages	RV Access/Parking, RV Potential
View	Creek/Stream, Mountain(s), Trees/Woods
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Hardboard, HardiPlank Type
Exterior Features	Rain Gutters
Lot Description	Lot Over 40000 Sqft, Rocks
Windows	ENERGY STAR Qualified Windows, Skylight(s)
Roof	Composition, Shingle
Construction	Hardboard, HardiPlank Type
Foundation	Slab

## Interior

Interior	Tile
Interior Features	All Bedrooms Down, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Furnished, Granite Counters, Main Level Primary, Recessed Lighting
Appliances	Electric Oven, Dryer, Washer, Electric Cooktop, Electric Range, ENERGY STAR Qualified Appliances, Free-Standing Range, Microwave
Heating	Central, High Efficiency, Wood Stove
Cooling	Dual, Electric, See Remarks
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Bass Lake Joint Union
Elementary	Oakhurst
Middle	Oak Creek
High	Yosemite

## Additional Information

Date Listed	December 27th, 2024
Days on Market	63
Zoning	RMS

Short Sale                      N

RE / Bank Owned        N

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