

# \$425,000 - 40817 Angus Road, Coarsegold

MLS® #FR25028810

**\$425,000**

1 Bedroom, 2.00 Bathroom, 1,485 sqft

Residential on 5 Acres

N/A, Coarsegold,

Oh the possibilities! This is a terrific property in Coarsegold, just bring your ideas and make it your own. There's a 1485 sq ft main home, a 600 sq ft studio apartment, a 625 sq ft craft studio, a huge 4 car garage with separate kitchen area, a tiny home used as an office, mower shed, potting shed, chicken coop, fruit trees, oak trees, and rock formations. The corner parcel is fully enclosed with fencing, suitable for horses, and consists of two APN's for a total of 5.04 acres. The primary home was built in 1997, has wood and tile flooring, one bedroom plus a sleeping loft, two bathrooms, light & bright kitchen, dining area, very large living room, separate pantry, and laundry room. The home is situated to utilize natural light, and the front wraparound porch offers relaxation, summer breezes, and views of the property's numerous fruit trees and the surrounding hills. Owned solar services the home and the apartment, there are newer roofs on all structures, and each living space has heat and air. A lovely pool may be enjoyed year-round. This special property won't last long, call your favorite REALTOR today!



Built in 1997

## Essential Information

MLS® # FR25028810

Price \$425,000

Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,485
Acres	5.04
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Beth Carver
Listing Office	Bass Lake Realty

## Community Information

Address	40817 Angus Road
Area	YG20 - Coarsegold
Subdivision	N/A
City	Coarsegold
County	Madera
Zip Code	93614

## Amenities

Utilities	Electricity Connected, Phone Connected, Propane, Water Connected
Parking Spaces	4
Parking	Concrete, Driveway, Driveway Up Slope From Street, Garage, Gated, Door-Multi, Driveway Level, Garage Door Opener, On Site, Private, RV Potential
# of Garages	4
Garages	Concrete, Driveway, Driveway Up Slope From Street, Garage, Gated, Door-Multi, Driveway Level, Garage Door Opener, On Site, Private, RV Potential
View	Hills, Meadow, Rocks
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Hardiplank Type
Exterior Features	Rain Gutters
Lot Description	Corner Lot, Gentle Sloping, Rectangular Lot, Trees, Horse Property, Lot Over

	40000 Sqft, Rocks, Rolling Slope
Windows	Double Pane Windows
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

## Interior

Interior	Tile, Vinyl, Wood
Interior Features	Separate/Formal Dining Room, Open Floorplan, Pantry, Bedroom on Main Level, Loft, Main Level Primary, Walk-In Closet(s), Ceiling Fan(s), High Ceilings, Living Room Deck Attached, Primary Suite
Appliances	Dishwasher, Microwave, Refrigerator, Tankless Water Heater, Built-In Range, Dryer, Electric Oven, Propane Range, SixBurnerStove, Water To Refrigerator
Heating	Central, Forced Air, Electric, High Efficiency, Propane, See Remarks, Solar
Cooling	Central Air, High Efficiency, Electric, Evaporative Cooling, See Remarks
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Yosemite Unified
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## Additional Information

Date Listed	March 4th, 2025
Days on Market	34
Zoning	ARF
Short Sale	N
RE / Bank Owned	N

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