

# **\$638,000 - 6505 State Highway 49, Mariposa**

MLS® #FR25053997

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## **\$638,000**

3 Bedroom, 2.00 Bathroom, 2,000 sqft  
Residential on 10 Acres

N/A, Mariposa,

This beautiful ranch-style home on nearly 10 acres is the perfect place to enjoy country living. With all usable land, a spring-fed pond with owned water rights, and three wells, this property offers expansive possibilities to create the homestead lifestyle youâ€™ve always wanted. Ideal property for horses and livestock, located just minutes from Lake McClure and Yosemite National Park.

3-bedroom, 2-bathroom home, remodeled in 1995 with further upgrades to lighting, ceiling fans and guest bedroom in 2024, features an open floor plan with a spacious living room and a charming brick fireplace. The large kitchen with granite countertops is designed for serious cooking with a 6-burner cooktop plus griddle, double ovens, and a commercial hood. A separate commercial kitchen, complete with Blodgett double-stacked bakery ovens, stainless steel baking tables, and triple sinks, adds even more possibilities for food preparation or business ventures.

The primary suite offers walk-in closet and lovely garden views. Its en-suite bath includes a jacuzzi tub, double sinks, and a walk-in shower. Two additional bedrooms and a second bathroom are located on the opposite side of the home, providing privacy for family or guests.

The land is well-equipped for homesteading, with a fenced garden, drip irrigation, a greenhouse, and a thriving orchard with apples, pears, apricots, prunes, plums, persimmons, and pomegranates. Multiple



barns, sheds, and a storage container provide ample room for tools, animals, and equipment. A 40'x40' metal shop with power makes a great workspace, and the property is fully sustainable with 36 owned solar panels and a whole-house generator.

Enjoy a soak in the hot tub and take in the views from the expansive deck overlooking the pond and playground, gather around the fire pit BBQ area, and take advantage of the wide-open space to create the lifestyle youâ€™ve always wanted. This is a rare opportunity to own such a well established and versatile propertyâ€”schedule a visit today!

Built in 1969

**Essential Information**

MLS® #	FR25053997
Price	\$638,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,000
Acres	9.83
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jenifer Canter
Listing Office	Realty Concepts, Ltd.

**Community Information**

Address	6505 State Highway 49
Area	MP5 - Mariposa 5
Subdivision	N/A
City	Mariposa
County	Mariposa
Zip Code	95338

## Amenities

Utilities	Electricity Connected, Water Connected, Propane
Parking Spaces	20
Parking	Garage, Carport, Workshop in Garage
# of Garages	8
Garages	Garage, Carport, Workshop in Garage
View	Hills, Mountain(s), Pond, Trees/Woods, Water
Waterfront	Creek, Pond
Pool	None

## Exterior

Exterior	Wood Siding
Lot Description	Front Yard, Rectangular Lot, Agricultural, Corners Marked, Drip Irrigation/Bubblers, Garden, Gentle Sloping, Horse Property, Landscaped, Pasture, Ranch, Sprinkler System, Trees, Yard
Windows	Double Pane Windows
Roof	Composition
Construction	Wood Siding
Foundation	Raised

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Country Kitchen, Granite Counters, Primary Suite
Appliances	Dishwasher, Gas Cooktop, Refrigerator, Range Hood, SixBurnerStove, Tankless Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room, Raised Hearth, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Mariposa County Unified
Elementary	Mariposa
Middle	Mariposa
High	Mariposa

## Additional Information

Date Listed	March 11th, 2025
Days on Market	91
Zoning	220
Short Sale	N
RE / Bank Owned	N

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