

# **\$639,000 - 45500 Right Road, Ahwahnee**

MLS® #FR25054016

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## **\$639,000**

3 Bedroom, 3.00 Bathroom, 2,024 sqft  
Residential on 4 Acres

N/A, Ahwahnee,

Situated on 4.45 acres with amazing mountain views, this custom home with 2X6 construction is a wonderful offering. Built in 2003, featuring 3 bedrooms, 3 baths, a 3 car garage and including lots of energy efficient features. Inside or out of this home, you will find living space that is so welcoming, comfortable and great for entertaining. Two of the bedrooms are ensuite with an attached bathroom. The primary bathroom is gorgeous and includes an incredible view from the large shower, it is like you are visiting a luxurious spa. Other great amenities include; Huge patio, RV parking and hook ups, 5000 gallons of water storage, an enclosed garden (and/or a catio,) and a fenced dog run w/kennel with power so your pet can have heating & AC. The siding is stucco and the roof is tile with lots of hardscaping around the home. Take a look at the virtual tour for more information about this impressive home & property with so many great features! This could be the one you have been looking for!



Built in 2003

## **Essential Information**

MLS® #	FR25054016
Price	\$639,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,024

Acres	4.45
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom
Status	Closed
Listing Agent	Melanie Barker
Listing Office	Summit Real Estate

## Community Information

Address	45500 Right Road
Subdivision	N/A
City	Ahwahnee
County	Madera
Zip Code	93601

## Amenities

Utilities	Electricity Connected, Propane, Sewer Available, Water Available
Parking Spaces	3
Parking	Driveway, Garage, RV Access/Parking, RV Hook-Ups
# of Garages	3
Garages	Driveway, Garage, RV Access/Parking, RV Hook-Ups
View	Hills, Mountain(s), Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Stone
Exterior Features	Kennel, Rain Gutters
Lot Description	Landscaped, Irregular Lot, Rocks, Trees
Windows	Bay Window(s), Double Pane Windows
Roof	Tile
Construction	Stucco, Stone
Foundation	Slab

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Area, Separate/Formal Dining Room, High Ceilings, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Multiple Primary Suites, Walk-In

	Closet(s), Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Pantry, Primary Suite, Recessed Lighting, Walk-In Pantry
Appliances	Dishwasher, Free-Standing Range, Propane Range, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Propane
# of Stories	1
Stories	One

### **School Information**

District	Yosemite Unified
High	Yosemite

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	118
Short Sale	N
RE / Bank Owned	N

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