

# \$275,000 - 6961 State Highway 49 N N, Mariposa

MLS® #FR25081854

**\$275,000**

3 Bedroom, 3.00 Bathroom, 1,300 sqft

Residential on 3 Acres

N/A, Mariposa,

Motivated seller! This 3-bedroom, 2 1/4-bathroom home situated on 2.89 acres of usable land in beautiful Mariposa. Home has been thoughtfully updated, including 2 new leach lines, 1 horse power well pump, new 1 PVC pipes from well house to main house, New electrical box. The interior boasts fresh paint and brand-new vinyl flooring. The kitchen has been completely renovated with sleek granite countertops, painted cabinets, new faucet and hardware, 5 burner Bosh range top, Fisher/PayKal Dishwasher, GE Oven and microwave, making it perfect for both cooking and entertaining. Two of the bathrooms have also been updated with stylish new sinks, water conserving toilets, and cabinets. New lights and ceiling fans. New Renai on demand water heater. Heating/Air system is 16 seer Heat Pump system. New Pex plumbing in home, except the 1/4 bathroom. Dual pane windows and slider. The roof has both composition and metal, the composition part of the roof was replaced in 2024. The approx. 30 x 20 sq ft shop/garage roof was also replaced in 2024, and new garage door opener. Simply Safe alarm and camarea system. Sq Footage, bedrooms & baths differ from tax records. Buyer to verify if concerned. Home is being sold AS-IS. Seller will not do any inspections.



Built in 1959

## Essential Information

MLS® #	FR25081854
Price	\$275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,300
Acres	2.86
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Pamela Payne
Listing Office	Century 21 Select Real Estate

## Community Information

Address	6961 State Highway 49 N N
Area	MP1 - Mariposa 1
Subdivision	N/A
City	Mariposa
County	Mariposa
Zip Code	95338

## Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	2
Parking	RV Potential, Unpaved
# of Garages	2
Garages	RV Potential, Unpaved
View	Hills, Mountain(s)
Pool	None
Security	Closed Circuit Camera(s), Prewired

## Exterior

Exterior	Drywall, Wood Siding
Lot Description	Gentle Sloping, Horse Property, TwoToFiveUnitsAcre
Windows	Double Pane Windows
Roof	Composition, Metal

Construction	Drywall, Wood Siding
Foundation	Raised

## Interior

Interior	Vinyl
Interior Features	Ceiling Fan(s), Beamed Ceilings, Granite Counters, Instant Hot Water
Appliances	Dishwasher, Electric Oven, Microwave, Propane Range, Range Hood, Tankless Water Heater
Heating	Heat Pump, Wood Stove
Cooling	Heat Pump
Fireplace	Yes
Fireplaces	Wood Burning, Free Standing
# of Stories	1
Stories	One

## School Information

District	Mariposa County Unified
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## Additional Information

Date Listed	April 1st, 2025
Days on Market	27
Zoning	220
Short Sale	N
RE / Bank Owned	N

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