

# **\$340,000 - 31730 Erie Road, Coarsegold**

MLS® #FR25114312

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## **\$340,000**

2 Bedroom, 2.00 Bathroom, 1,410 sqft

Residential on 1 Acres

N/A, Coarsegold,

Easy living in Indian Lakes Estates! This well maintained home is set on a private, 1 acre lot and is ready for it's new owners. At just over 1400 sq ft, this home has 2 bedrooms and 1 bath on the main level, as well as an additional bathroom and bonus area in the loft. The vaulted ceilings bring in a ton of natural light and the concrete floors keep the home cool in the hot summer months. Set back from the main road in the mature oak trees, this home is super private and quiet. With some flat land around the home, one could put in a shop or garage and use the included Tuff Shed for various tools. Not many homes come up in this condition at this price, so hop on this one today before it's gone!



Built in 2002

## **Essential Information**

MLS® #	FR25114312
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,410
Acres	1.00
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Justin Barigian
Listing Office	Realty Concepts, Ltd.

## Community Information

Address	31730 Erie Road
Area	YG20 - Coarsegold
Subdivision	N/A
City	Coarsegold
County	Madera
Zip Code	93614

## Amenities

Utilities	Electricity Connected, Propane, Water Connected
Parking	Circular Driveway, Unpaved
Garages	Circular Driveway, Unpaved
View	Neighborhood, Trees/Woods
Pool	None

## Exterior

Exterior	Wood Siding, Concrete, Drywall
Lot Description	ZeroToOneUnitAcre, Gentle Sloping
Windows	Double Pane Windows, Screens, Tinted Windows
Construction	Wood Siding, Concrete, Drywall
Foundation	Slab

## Interior

Interior	Carpet, Concrete
Interior Features	Beamed Ceilings, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, All Bedrooms Down, Loft
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Central, Wood Stove
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning, Free Standing
# of Stories	2
Stories	Two

## School Information

District	Yosemite Unified
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**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	15
Zoning	RMS
Short Sale	N
RE / Bank Owned	N

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