

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

MLS® #FR25114312

**\$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

## Additional Information

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

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