

\$374,000 - 45645 Rocking Chair Road, Coarsegold

MLS® #FR25123022

\$374,000

3 Bedroom, 2.00 Bathroom, 1,570 sqft
Residential on 3 Acres

N/A, Coarsegold,

Renovated Retreat Near Yosemite National Park! Welcome to 45645 Rocking Chair Road, a completely renovated 3 bedroom, 2 bathroom home nestled in the charming community of Coarsegold, California. Boasting 1,570+/- sq. ft. of thoughtfully designed living space, this property offers the perfect blend of comfort and convenience. Step inside to discover a home that has been meticulously updated throughout. The kitchen stands as the heart of this home, completely renovated with stylish new appliances that make cooking and entertaining a joy. The primary bedroom provides a tranquil retreat, while 2 additional bedrooms offer ample space for family members or guests. Practical upgrades ensure this home is ready for immediate enjoyment. The roof is merely 4 years old. Every renovation has been completed with attention to detail and quality. The location offers an ideal balance of peaceful country living with convenient access to amenities. Enjoy proximity to the Coarsegold Rodeo, local shops, and dining options. Families will appreciate being close to the elementary school, making morning routines effortless. Outdoor enthusiasts will love being just 45 minutes from the iconic Yosemite National Park, offering endless opportunities for exploration and adventure. For everyday necessities, Oakhurst is a quick 10-minute drive away. This property presents an exceptional opportunity for first-time homebuyers or families seeking a



well-maintained home in a desirable location.
Experience the charm of foothill living with
modern conveniences in this move-in ready
Coarsegold home.

Built in 1989

Essential Information

MLS® #	FR25123022
Price	\$374,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,570
Acres	2.51
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Shannon O'brien
Listing Office	Century 21 Ditton Realty

Community Information

Address	45645 Rocking Chair Road
Subdivision	N/A
City	Coarsegold
County	Madera
Zip Code	93614

Amenities

Utilities	Propane, Water Connected
Parking Spaces	2
Parking	Door-Multi, Driveway, Driveway Down Slope From Street, Garage, RV Potential
# of Garages	2
Garages	Door-Multi, Driveway, Driveway Down Slope From Street, Garage, RV Potential

View	Neighborhood, Mountain(s), Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters
Lot Description	Gentle Sloping
Windows	Double Pane Windows
Roof	Composition
Construction	Wood Siding

Interior

Interior	Laminate, Wood
Interior Features	Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Granite Counters, Main Level Primary, Separate/Formal Dining Room, Tile Counters
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave, Propane Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Yosemite Unified
Elementary	Coarsegold
Middle	Coarsegold
High	Yosemite

Additional Information

Date Listed	May 30th, 2025
Days on Market	110
Zoning	ARF
Short Sale	N
RE / Bank Owned	N

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