

\$577,500 - 5450 Dunn Court, Catheys Valley

MLS® #FR25140516

\$577,500

4 Bedroom, 2.00 Bathroom, 1,918 sqft
Residential on 5 Acres

N/A, Catheys Valley,

Seller offering \$5,000 in concessions towards buyers closing costs! Savings can help with your homeowners fire insurance, landscaping or moving expenses. Ask your agent how this can benefit you!

Brand New Home on 5.28 Acres in Catheys Valley!

Don't miss this rare opportunity to own a 2024 new construction home in the peaceful foothill community of Catheys Valley. This stunning 4 bedroom, 2 bathroom home offers 1,918 sq ft of thoughtfully designed living space, perfectly situated on 5.28 usable acres—ideal for those seeking space, privacy, and modern comforts.

Inside, enjoy a bright and open floor plan with high ceilings, energy-efficient features, and quality finishes throughout. The spacious kitchen flows seamlessly into the dining and living areas—perfect for entertaining or relaxing with family. The primary suite offers a private retreat with a walk-in closet and beautifully appointed en-suite bathroom.

Enjoy serene views, starry nights, and room to roam—all just 30 minutes from Merced and a little over an hour from the breathtaking landscapes of Yosemite National Park.

Whether you're looking for a full-time residence, a weekend escape, or a modern



homestead, this property delivers the best of rural living with the ease of new construction.

New homes in Catheys Valley are rare—schedule your tour today!

Built in 2024

Essential Information

MLS® #	FR25140516
Price	\$577,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,918
Acres	5.28
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Rosalyn Allison
Listing Office	Realty Concepts, Ltd.

Community Information

Address	5450 Dunn Court
Area	MP5 - Mariposa 5
Subdivision	N/A
City	Catheys Valley
County	Mariposa
Zip Code	95306

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Parking Spaces	2
# of Garages	2
View	Mountain(s)
Pool	None

Exterior

Exterior	Stucco
Lot Description	TwoToFiveUnitsAcre
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Laminate
Interior Features	All Bedrooms Down, Granite Counters, High Ceilings
Appliances	Gas Oven, Gas Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Mariposa County Unified
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Additional Information

Date Listed	June 18th, 2025
Days on Market	149
Zoning	220
Short Sale	N
RE / Bank Owned	N

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