

# **\$575,000 - 59278 Road 601, Ahwahnee**

MLS® #FR25156021

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## **\$575,000**

4 Bedroom, 4.00 Bathroom, 3,420 sqft  
Residential on 2 Acres

N/A, Ahwahnee,

Major Price Drop - Vacation Rental Investment Opportunity!

Unlock serious short-term rental income potential with this spacious 4-bedroom, 4-bathroom home in Ahwahnee, CA, offering unbeatable panoramic views of the Sierra Nevada Mountains. At over 3,400 sq. ft., this upgraded brick home sits on 2.34 private acres perfect for investors seeking a high-return vacation rental property.

Every bedroom features mountain views, and recent upgrades include:

- New LVP flooring, granite countertops, and dual-pane windows
- Resurfaced deck and remodeled downstairs bathroom
- French drain system in back yard and open-concept main floor layout

The luxury primary suite offers a soaking tub and custom-tiled shower with dual shower heads. Upstairs includes three additional bedrooms, full bathroom and a bonus office or craft room. The finished downstairs area with a bathroom is ideal for a game room, entertainment space, or extra guest accommodations.

An oversized 2-car garage with a half bath provides room for storage or recreation equipment. Plus, with space for a hot tub and pool on the deck area, there's room to



enhance amenities and maximize nightly rental rates.

Located just 15 minutes from Oakhurst and 40 minutes from Yosemite National Park, this property combines privacy, location, and income potential. Two storage sheds add even more value.

Don't miss out schedule your private tour today and see what this investment property can offer!

Built in 1989

**Essential Information**

MLS® #	FR25156021
Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,420
Acres	2.34
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman, Custom
Status	Closed
Listing Agent	Justin Barigian
Listing Office	Realty Concepts, Ltd.

**Community Information**

Address	59278 Road 601
Area	YG17 - Ahwahnee
Subdivision	N/A
City	Ahwahnee
County	Madera
Zip Code	93601

**Amenities**

Utilities	Propane
Parking Spaces	2
Parking	Garage Faces Front, Garage, Door-Multi, Driveway, Driveway Up Slope From Street, Garage Door Opener, Paved, RV Potential
# of Garages	2
Garages	Garage Faces Front, Garage, Door-Multi, Driveway, Driveway Up Slope From Street, Garage Door Opener, Paved, RV Potential
View	Hills, Mountain(s), Trees/Woods, Valley
Pool	None

## Exterior

Exterior	Brick
Exterior Features	Rain Gutters
Lot Description	Sprinklers In Front, Rocks
Windows	Double Pane Windows, French/Mullioned, Shutters
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

## Interior

Interior	Carpet, Vinyl, Wood
Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, Main Level Primary, Attic, Brick Walls, Utility Room, Workshop
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Yosemite Unified
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## Additional Information

Date Listed	July 11th, 2025
Days on Market	39
Zoning	ARE-20
Short Sale	N
RE / Bank Owned	N

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