

\$499,000 - 40570 Griffin Drive, Oakhurst

MLS® #FR25173659

\$499,000

5 Bedroom, 4.00 Bathroom, 4,351 sqft
Residential on 1 Acres

N/A, Oakhurst,

This stunning 5 bedroom, 3.5 bathroom craftsman home offering exceptional renovation potential in one of Oakhurst's most desirable neighborhoods. Spanning 4,351+/- sq. ft., this custom-built residence showcases beautiful beamed ceilings & spacious bedrooms throughout, creating an ideal canvas for your vision. The property sits on a generous, usable lot featuring multiple outdoor entertainment spaces. Expansive decks provide perfect vantage points to enjoy the surrounding views, while a built-in fenced pool offers year-round recreation. The thoughtfully designed courtyard creates an intimate setting for family gatherings & entertaining friends. A dedicated garden area adds to the property's charm & functionality. Energy efficiency comes standard with leased solar panels, keeping monthly utility costs manageable. This eco-friendly feature demonstrates the home's forward-thinking design while providing substantial savings for the new owners. Location advantages abound in this prime Oakhurst setting. Residents enjoy easy access to world-class recreation with Yosemite National Park just 30 minutes away and Bass Lake a convenient 15 minute drive. The neighborhood benefits from proximity to quality educational facilities, including John Muir Academy, & outdoor recreation opportunities at Fresno River Recreation Area. The craftsman architecture provides a solid foundation with distinctive character details that honor the home's original design while



offering endless possibilities for modern updates. Large bedrooms throughout ensure comfortable living for families of all sizes, while the 3.5 bathrooms provide practical convenience. This property represents an outstanding opportunity to create your dream home in a location that perfectly balances small town charm with access to California's most treasured natural attractions. The combination of substantial square footage, unique architectural features, desirable neighborhood amenities & proximity to both educational facilities & recreational destinations makes this home a rare find in today's market.

Built in 1986

Essential Information

| | |
|----------------|--------------------------|
| MLS® # | FR25173659 |
| Price | \$499,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 4,351 |
| Acres | 1.34 |
| Year Built | 1986 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Craftsman |
| Status | Closed |
| Listing Agent | Shannon O'brien |
| Listing Office | Century 21 Ditton Realty |

Community Information

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|-------------|---------------------|
| Address | 40570 Griffin Drive |
| Subdivision | N/A |
| City | Oakhurst |
| County | Madera |

| | |
|----------|-------|
| Zip Code | 93644 |
|----------|-------|

Amenities

| | |
|----------------|---------------------------------------|
| Utilities | Electricity Connected, Propane |
| Parking Spaces | 7 |
| Parking | Circular Driveway, Door-Multi, Garage |
| # of Garages | 3 |
| Garages | Circular Driveway, Door-Multi, Garage |
| View | Mountain(s), Trees/Woods |
| Has Pool | Yes |
| Pool | Fenced, In Ground, Private |

Exterior

| | |
|-----------------|----------------------------|
| Exterior | Wood Siding |
| Lot Description | Lot Over 40000 Sqft, Trees |
| Roof | Concrete, Tile |
| Construction | Wood Siding |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Laminate, Tile, Wood |
| Interior Features | Beamed Ceilings, Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Multiple Staircases, Pantry, Primary Suite, Walk-In Pantry |
| Appliances | Propane Range, Propane Water Heater, Propane Cooktop, Propane Oven |
| Heating | Central |
| Cooling | Central Air, Dual, Attic Fan |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 3 |
| Stories | Three Or More |

School Information

| | |
|------------|-----------------------|
| District | Bass Lake Joint Union |
| Elementary | Other |
| Middle | Other |
| High | Yosemite |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | August 1st, 2025 |
| Days on Market | 35 |
| Zoning | RRS |
| Short Sale | N |
| RE / Bank Owned | N |

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