

# \$395,000 - 38040 Wortham, Oakhurst

MLS® #FR25237448

**\$395,000**

3 Bedroom, 2.00 Bathroom, 1,408 sqft

Residential on 1 Acres

N/A, Oakhurst,

Discover this exceptional 3-bedroom, 2-bathroom home on 1.14 acres of useable land at 38040 Wortham Rd in the charming community of Oakhurst. This 1,769 square foot residence offers the perfect blend of comfort and outdoor recreation, situated just minutes from Bass Lake and close to the world-renowned Yosemite National Park.

The thoughtfully designed kitchen features electric stove, separate built-in oven, microwave, dishwasher, and trash compactor. Custom touches include bottom cabinets with pull-out drawers, a built-in double pantry with five shelves each, and peninsula cabinets with convenient pull-out storage. The home includes a formal dining room, office or utility space, and a cozy living room with a wood-burning stove.

The primary bedroom boasts an attached bathroom with shower and double walk-in closets on both sides. Additional bedrooms include one with sliding closet doors and another with a single walk-in closet. Both full bathrooms feature vanity cabinets with pull-out drawers, while one offers a combination bath and shower, and the other provides a separate shower.

Outdoor living is enhanced by a spacious back deck, front gazebo-style porch with ceiling fan and lighting, stone fire pit, and horseshoe game area. The property includes a over sized



two-car garage and RV port with renewed awning. Recent updates include a ten-year-old roof and interior/exterior painting completed five years ago.

Modern amenities include a water filtration system, swamp cooler, forced air heating and air conditioning, ceiling fans throughout, mini blinds, and double-pane windows. The quiet neighborhood setting on generous acreage provides privacy while maintaining convenient access to Vons grocery store and community college. This versatile property presents excellent potential as a vacation rental investment or permanent residence.

Built in 1985

## Essential Information

|                |                          |
|----------------|--------------------------|
| MLS® #         | FR25237448               |
| Price          | \$395,000                |
| Bedrooms       | 3                        |
| Bathrooms      | 2.00                     |
| Full Baths     | 2                        |
| Square Footage | 1,408                    |
| Acres          | 1.14                     |
| Year Built     | 1985                     |
| Type           | Residential              |
| Sub-Type       | Single Family Residence  |
| Style          | Traditional              |
| Status         | Closed                   |
| Listing Agent  | Shannon O'brien          |
| Listing Office | Century 21 Ditton Realty |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 38040 Wortham |
| Subdivision | N/A           |
| City        | Oakhurst      |
| County      | Madera        |
| Zip Code    | 93644         |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2                                      |
| Parking        | Covered, RV Access/Parking, RV Covered |
| # of Garages   | 2                                      |
| Garages        | Covered, RV Access/Parking, RV Covered |
| View           | Mountain(s)                            |
| Pool           | None                                   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Rain Gutters                              |
| Lot Description   | Sloped Down, Tear Down, ZeroToOneUnitAcre |
| Foundation        | Slab                                      |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Carpet, Vinyl   |
| Interior Features | Ceiling Fan(s), All Bedrooms Down                           |
| Appliances        | Dishwasher, Microwave, Electric Range, Propane Water Heater |
| Heating           | Central, Wood Stove   |
| Cooling           | Central Air, Evaporative Cooling                            |
| Fireplace         | Yes   |
| Fireplaces        | Wood Burning  |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

|            |                  |
|------------|------------------|
| District   | Yosemite Unified |
| Elementary | Oakhurst         |
| Middle     | Oak Creek        |
| High       | Yosemite         |

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | October 8th, 2025 |
| Days on Market  | 80                |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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