

\$760,000 - 35673 Avenue 12 1/2, Madera

MLS® #FR25248901

\$760,000

4 Bedroom, 3.00 Bathroom, 2,583 sqft
Residential on 2 Acres

N/A, Madera,

Welcome to 35673 Avenue 12½, a beautifully crafted Sobaje-built residence offering the best of Central Valley living – wide-open space, meticulous design, and everyday comfort. Situated across from Ranchos Middle School and minutes from Liberty High and Webster Elementary, this 4-bedroom, 2.5-bath single-story home spans approximately 2,583 square feet on a fully fenced 2.22-acre lot designed for privacy, security, and relaxation.



INTERIOR HIGHLIGHTS

Step inside to discover custom architectural details including vaulted ceilings, exposed wood beams, and enhanced ceiling treatments in nearly every primary room. The spacious living room features dual ceiling fans, laminate flooring, and a gas-log fireplace framed for warmth and charm.

The chef-inspired kitchen is equipped with granite counters, gas cooktop, and tile flooring, opening to an informal dining space and a large, functional laundry room complete with granite work surfaces, abundant storage, and a half bath – ideal for access from the three-car garage (approx. 780 sq. ft.).

Each of the four bedrooms is oversized and uniquely styled, with either vaulted or beam-accented ceilings. The primary suite is a true retreat featuring dual closets, double

ceiling fans, and a spa-like ensuite bath with a soaking tub, separate walk-in shower, and dual vanities finished in granite.

ENCLOSED PATIO & ENERGY FEATURES

An enclosed patio with dual fans and sliding glass doors offers year-round enjoyment â€” perfect as a craft room, home gym, or second family space. The homeâ€™s AC system was replaced in 2022, and its leased solar array was renewed for an additional five years in 2024, providing energy efficiency and peace of mind.

OUTDOOR LIVING & ORCHARD

Outdoors, the property offers a covered patio for entertaining, overlooking a large water fountain and pavilion area ideal for gatherings. Beyond lies a beautifully maintained micro-citrus orchard on micro-drip irrigation, featuring a variety of navel oranges, blood oranges, tangerines, pink grapefruit, lemons, chichona lemons, figs, pomegranates, and vines. A separate garden area offers space for seasonal planting or expansion.

Security and convenience are built in: dual automatic entry gates, a U-shaped driveway, extra parking, RV access, and a 20â€™x40â€™ tubular three-sided storage unit ready for vehicles, boats, or equipment.

Just minutes from schools, conveniences of Madera Ranchos, along with a combination of tranquility & functional.

Built in 1993

Essential Information

MLS® #

FR25248901

Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,583
Acres	2.22
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bryan Ciapessoni
Listing Office	Iron Key Real Estate

Community Information

Address	35673 Avenue 12 1/2
Area	MD636 - Madera 93636
Subdivision	N/A
City	Madera
County	Madera
Zip Code	93636

Amenities

Utilities	Cable Available, Electricity Connected, Propane, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Concrete, Covered, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Gated, Oversized, Private, RV Gated, RV Access/Parking, RV Covered
# of Garages	3
Garages	Concrete, Covered, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Gated, Oversized, Private, RV Gated, RV Access/Parking, RV Covered
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Security Gate, Smoke Detector(s)

Exterior

Exterior	Stucco
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Lot Description	ZeroToOneUnitAcre, Drip Irrigation/Bubblers, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Lot Over 40000 Sqft
Windows	Blinds
Roof	Tile
Construction	Stucco
Foundation	Slab

Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, Pantry, Tile Counters, Bedroom on Main Level, Main Level Primary, Primary Suite, Utility Room
Appliances	Built-In Range, Dishwasher, Electric Oven, Gas Cooktop, Microwave
Heating	Central
Cooling	Central Air, Whole House Fan
Fireplace	Yes
Fireplaces	Family Room, Gas, Zero Clearance
# of Stories	1
Stories	One

School Information

District	Madera Unified
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Additional Information

Date Listed	October 30th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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