

# \$470,000 - 1275 Ahwahnee Drive, Merced

MLS® #MC24197482

**\$470,000**

3 Bedroom, 2.00 Bathroom, 1,885 sqft

Residential on 0 Acres

N/A, Merced,

WELCOME HOME! The Oakmont neighborhood is one of the most sought-after areas in Northeast Merced. As you approach this beautifully landscaped home, you will appreciate the tile roof and the attention to detail. The curb appeal is inviting and provides a feel of natural comfort. The open floor plan perfect for entertaining or just spending time with loved ones. The gas fireplace is in the Living room. The built in laundry room is located by the garage entrance. The Master bedroom has a private entrance to the back yard. The Master bathroom offers dual sinks plus a separate shower. The area, the home and the amenities make this one you won't want to miss!



Built in 1995

## Essential Information

MLS® #	MC24197482
Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,885
Acres	0.16
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch

Status	Closed
Listing Agent	John Joseph Rivard
Listing Office	London Properties Ltd - Merced

## Community Information

Address	1275 Ahwahnee Drive
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

## Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage, Concrete, Direct Access, Door-Single
# of Garages	2
Garages	Driveway, Garage, Concrete, Direct Access, Door-Single
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Sprinkler System
Roof	Tile
Foundation	Slab

## Interior

Interior	Carpet, Bamboo
Interior Features	All Bedrooms Down, Ceiling Fan(s), Granite Counters, High Ceilings
Appliances	Dishwasher, Electric Oven, Microwave, Electric Cooktop, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Propane
# of Stories	1
Stories	One

## School Information

District	Merced Union
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## Additional Information

Date Listed	September 13th, 2024
Days on Market	88
Zoning	R-1-6
Short Sale	N
RE / Bank Owned	N

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