

# **\$550,000 - 1262 Billie Court, Merced**

MLS® #MC25009195

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## **\$550,000**

4 Bedroom, 2.00 Bathroom, 2,251 sqft  
Residential on 0 Acres

N/A, Merced,

Welcome to this beautifully maintained 4-bedroom, 2-bath home, located in the highly sought-after Oakmont Village subdivision in North Merced. Nestled at the end of a peaceful cul-de-sac, this property offers both privacy and convenience, complemented by a spacious 3-car garage and additional parking for 3 more vehicles.

As you approach the front door, you'll be greeted by a serene fish pond with a tranquil waterfall, setting the tone for the calm, inviting atmosphere of the home. Inside, the interior design includes a formal dining room, a large great room, a cozy nook, and a walk-in pantry. The well-designed layout offers an indoor laundry room for added convenience.

The primary suite is a true retreat, featuring a spacious walk-in closet and a luxurious en-suite bathroom with dual sinks, a jetted tub, a separate shower, and ample storage in the oak cabinetry. This home also boasts a security camera system, an entertainment center in the great room, a built-in ironing board, and a seller-owned solar system to help keep energy costs low.

Recent updates include a stainless-steel range (replaced in 2021) and a gas fireplace insert (installed in 2015). The expansive backyard is perfect for entertaining, offering plenty of space for family and friends to gather. A fenced right side yard provides a safe area for children and pets, while a covered patio off the primary suite and an open patio off the nook allow for outdoor relaxation. The backyard also



features fruit trees, a grapevine, and mature trees providing shade during the warm summer months.

With excellent curb appeal and homes in this desirable neighborhood in high demand, this property won't last long! Schedule your private showing today and experience all that this home has to offer.

Built in 1995

## Essential Information

MLS® #	MC25009195
Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,251
Acres	0.20
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Ranch
Status	Closed
Listing Agent	Scott Oliver
Listing Office	BHHS Drysdale Properties, Merced

## Community Information

Address	1262 Billie Court
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available, Phone Available, Underground Utilities
Parking Spaces	6
Parking	Door-Multi, Driveway, Garage Faces Front, Garage, Concrete, Direct Access,

	Driveway Up Slope From Street, Garage Door Opener, Oversized
# of Garages	3
Garages	Door-Multi, Driveway, Garage Faces Front, Garage, Concrete, Direct Access, Driveway Up Slope From Street, Garage Door Opener, Oversized
View	Neighborhood
Pool	None
Security	Closed Circuit Camera(s), Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Frame, Brick, Vertical Siding, Wood Siding
Exterior Features	Koi Pond, Lighting, Rain Gutters, TV Antenna
Lot Description	Back Yard, Front Yard, Lawn, Sprinklers Timer, Sprinkler System, Yard, Cul-De-Sac, Drip Irrigation/Bubblers, Irregular Lot, Landscaped, Near Park, Sloped Down, Sloped Up, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Trees
Windows	Blinds, Double Pane Windows, Screens
Roof	Tile, Concrete
Construction	Frame, Brick, Vertical Siding, Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, High Ceilings, Pantry, Recessed Lighting, Storage, Galley Kitchen, Primary Suite, Walk-In Pantry, Walk-In Closet(s), Breakfast Area, Breakfast Bar, Pull Down Attic Stairs, Tile Counters, Utility Room
Appliances	Convection Oven, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Vented Exhaust Fan, Electric Oven, Electric Range, Free-Standing Range, Self Cleaning Oven, Water To Refrigerator
Heating	Central, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Decorative, Electric, Blower Fan, Gas, Gas Starter, Great Room, Raised Hearth, Zero Clearance
# of Stories	1
Stories	One

## School Information

District	Merced Union
Elementary	Merced City

Middle

Merced City

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	11
Zoning	R-1-6
Short Sale	N
RE / Bank Owned	N

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