

# **\$425,000 - 3302 Sextant Drive, Atwater**

MLS® #MC25017461

**\$425,000**

4 Bedroom, 3.00 Bathroom, 2,087 sqft

Residential on 0 Acres

N/A, Atwater,

Embrace the opportunity to revive this diamond in the rough, 4-bedroom, 3-bath home with your own personal touches! Situated on a corner lot in one of Atwater's favorite neighborhoods and just down the street from the esteemed Peggy Heller Elementary School and a mile from restaurants and shopping makes it the perfect location! This property is ripe for rejuvenation and perfect for buyers seeking a home at a value that they can invest sweat equity at their own pace, while tailoring to their own preferences. Imagine the original mauve carpet replaced with your preferred flooring. This spacious floor plan includes family room, living room/dining area, Kitchen with breakfast nook and dining bar, 1 bedroom and full bath downstairs, indoor laundry closet, 3 bedrooms and 2 full baths upstairs and skylights too! The expansive master suite includes an ensuite bathroom equipped with a relaxing soaking tub, a standalone shower, and a huge walk-in closet. Outside, from the fish pond out front to the pool in back, offers a fantastic starting point for creating everything from quiet enjoyment to loud, fun and fond memories made with family and friends in your own private outdoor retreat. This is a rare opportunity to breathe new life into a home that can reflect your style, while taking advantage of a location known for its community atmosphere and excellent schools. Offered at a value that accommodates your investment in renovations, this property invites



you to secure a home and enhance it into something truly special. Check with your lender or mine regarding an FHA 203k Rehab Loan to finance some "fixing funds" and start making plans to bring your dream home to life!

Built in 1990

## Essential Information

MLS® #	MC25017461
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,087
Acres	0.17
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Monica Franks
Listing Office	Homesmart PV & Assoc., Merced

## Community Information

Address	3302 Sextant Drive
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	Gunite, Private

## Exterior

Lot Description      Corner Lot

## Interior

Interior Features	Bedroom on Main Level
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	Merced Union
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## Additional Information

Date Listed	January 22nd, 2025
Days on Market	12
Zoning	P-D 16
Short Sale	N
RE / Bank Owned	N

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