

# **\$995,000 - 2440 Falling Oak Avenue, Atwater**

MLS® #MC25031036

**\$995,000**

4 Bedroom, 3.00 Bathroom, 2,922 sqft

Residential on 1 Acres

N/A, Atwater,

Stunning 4-Bedroom Home with Pool, Hot Tub & 5-Bay Garage on a Sprawling Acre Lot!

Welcome to this beautifully maintained 4-bedroom, 3-bathroom home, offering an exceptional blend of comfort, functionality, and luxury. Nestled on a full acre, this property is a true oasis with mature landscaping, a sparkling pool, and a relaxing hot tub—perfect for entertaining or unwinding in your private retreat.

Step inside to find exquisite teak flooring, elegant plantation shutters, and two cozy gas fireplaces that create a warm and inviting ambiance. The spacious living and game room provide ample space for relaxation and recreation. Enjoy built-in speakers throughout the home and on the patio, perfect for setting the mood with your favorite music indoors and out. The home is equipped with two HVAC units with four zones, ensuring optimal comfort year-round, and a hot water recirculating system for instant hot water.

Car enthusiasts and hobbyists will love the 5-bay garage spanning nearly 1,300 sq. ft., featuring side-mounted internet-connected garage doors, a 240V plug, and ample space for storage or a workshop. The property also boasts an owned solar system for energy efficiency and a 220-ft deep well with a 2-horsepower pump, providing reliable water supply.



The beautifully landscaped grounds are enhanced by a sprinkler system on timers, making yard maintenance effortless. This home truly has it all—space, efficiency, and luxury—all in a serene setting.

?? Schedule a tour today!

Built in 2004

## Essential Information

MLS® #	MC25031036
Price	\$995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,922
Acres	1.01
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Ranch
Status	Closed
Listing Agent	Kathlin Jameson
Listing Office	Realty One Group Zoom

## Community Information

Address	2440 Falling Oak Avenue
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	5
Parking	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Driveway

	Level, Electric Vehicle Charging Station(s), Garage Door Opener, RV Access/Parking, Workshop in Garage
# of Garages	5
Garages	Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Driveway Level, Electric Vehicle Charging Station(s), Garage Door Opener, RV Access/Parking, Workshop in Garage
View	Neighborhood, Pool
Has Pool	Yes
Pool	In Ground, Private, Gunite, Waterfall
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco, Drywall
Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Front Yard, Lawn, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
Windows	Screens, Shutters
Roof	Tile
Construction	Stucco, Drywall
Foundation	Slab

## Interior

Interior	Tile, Wood, See Remarks
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Granite Counters, Pantry, Storage, Walk-In Closet(s), All Bedrooms Down, Cathedral Ceiling(s), Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Recessed Lighting, Wired for Sound, Workshop
Appliances	Double Oven, Dishwasher, Disposal, Microwave, Gas Cooktop, Self Cleaning Oven, Trash Compactor
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Merced Union
Elementary	Merced
High	Buyer to Verify

## Additional Information

Date Listed	February 10th, 2025
Days on Market	80
Zoning	A-R
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 12th, 2026 at 9:11am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.