

# \$320,000 - 2336 R Street, Merced

MLS® #MC25054608

**\$320,000**

3 Bedroom, 1.00 Bathroom, 928 sqft

Residential on 0 Acres

N/A, Merced,

Charming 3-Bedroom, 1-Bath Home with exceptional features. Seller willing to buy down the loan rate!! This house is centrally located near downtown and an easy walk this home offers comfort, convenience, and energy savings all year round. Equipped with a 6kW, 16-panel solar system on the PG&E NEM 2 program, you'll enjoy lower energy costs and a reduced carbon footprint. The solar inverter is protected from the sun, ensuring reliable performance and longevity. The solar system comes with a 30-year warranty and 20 years for the inverter, purchased approximately three years ago. Plus there's an emergency solar electrical 15amp outlet that will run your fridge or other desired appliance during the daytime with a power outage.

There's plenty of access including a huge metal gate and plenty of room for your recreational vehicles or boat! The house also comes with an energy efficient tankless water heater. High-Efficiency A/C: Stay cool all summer with a York 2-1/2 ton, high-quality air conditioning system. A whole house fan that can service a home twice its size, ensuring natural cooling on those mild evenings. 1 Gig AT&T Fiber Internet: Super-fast internet, ideal for remote work, streaming, and more. The outside lighting are floodlights with camera security! The main sewer line to the alley has been replaced. The main water line has also been upgraded with a larger pipe. The home comes with tile and wood flooring throughout, complemented by crown molding for an



elegant finish. And if that's not enough all appliances to stay including fridge, washer and dryer! Don't miss out on the opportunity to make this gem yours! Schedule a showing today!

Built in 1955

## Essential Information

MLS® #	MC25054608
Price	\$320,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	928
Acres	0.16
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Anna Newkirk
Listing Office	Tinetti Realty Group

## Community Information

Address	2336 R Street
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Carport, Driveway, On Site, Off Street
Garages	Carport, Driveway, On Site, Off Street
View	Neighborhood
Pool	None
Security	Prewired, Security Lights

## **Exterior**

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Lawn, Near Park, Rectangular Lot, Sprinkler System
Windows	Blinds, Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Raised

## **Interior**

Interior Features	Ceiling Fan(s), Crown Molding
Appliances	Dishwasher, Gas Range, Gas Water Heater, Refrigerator, Tankless Water Heater, Dryer
Heating	Central
Cooling	Central Air, Whole House Fan
Fireplaces	None
# of Stories	1
Stories	One

## **School Information**

District	Merced City
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## **Additional Information**

Date Listed	March 14th, 2025
Days on Market	18
Zoning	R-1-6
Short Sale	N
RE / Bank Owned	N

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