

# **\$415,000 - 2359 Linden Street, Atwater**

MLS® #MC25061290

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,490 sqft

Residential on 0 Acres

N/A, Atwater,

Welcome to 2359 Linden St. A 3 bedroom 2 full bath on a large lot that includes a shop with approximately 500 sq ft and a completely enclosed sun room approx 170 sq ft with dual pane windows letting in the natural sun light. The open floor plan allows you to watch TV while in the kitchen or while your sitting in the enclosed sun room. The kitchen has been upgraded with granite counter tops, tile floors, gas range, and matching white appliances. Both Bathrooms have also been remodeled with tile showers and granite counter top sinks. The house provides lots of natural light from the sky lights along with newer dual pane windows throughout the home. The backyard is a entertainers paradise with a built in BBQ and large back yard with a storage shed behind the shop. The shop could be used for many things the possibilities are endless maybe a gym, wood working projects,, music room, or even perfect place to ad a ADU (buyer to verify). This home is centrally located and close to all the amenities one might need.

Built in 1954

## **Essential Information**

MLS® #	MC25061290
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,490
Acres	0.23
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jeff Nightengale
Listing Office	London Properties Ltd - Merced

## Community Information

Address	2359 Linden Street
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, On Street
# of Garages	2
Garages	Driveway, Garage, On Street
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Yard
Windows	Double Pane Windows
Roof	Composition

## Interior

Interior	Carpet, Tile, Laminate
Interior Features	All Bedrooms Down, Granite Counters
Appliances	Gas Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One

## School Information

District Atwater

## Additional Information

Date Listed March 18th, 2025

Days on Market 8

Zoning R-1 6

Short Sale N

RE / Bank Owned N

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