

# \$399,900 - 3572 Wathen Ct, Merced

MLS® #MC25061674

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## \$399,900

3 Bedroom, 2.00 Bathroom, 1,749 sqft  
Residential on 0 Acres

N/A, Merced,

This charming 3-bedroom, 2-bathroom home is perfectly situated at the end of a quiet cul-de-sac, offering peace and privacy while being conveniently across from Merced college, and close to shopping, entertainment, and restaurants. With an open floor plan, the home features a large kitchen and spacious living area, with a layout that includes two separate living spaces, providing plenty of room for gatherings, relaxing, or cozy evenings. The generous bedrooms offer comfort and space, making this home an excellent choice for anyone seeking both convenience and comfort. This home also boasts a very large garage, perfect for parking or storage, and the spacious backyard is perfect for sitting under the patio, or endless possibilities for the large open lawn area, GREAT location and opportunity for comfortable living! Schedule your showing! Seller is offering a concession of \$10,000 to go toward home improvements, rate buy-down, or loan costs!!! DONT MISS OUT!



Built in 1977

## Essential Information

MLS® #	MC25061674
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,749
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amber Franks
Listing Office	London Properties Ltd, Atwater

## Community Information

Address	3572 Wathen Ct
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Sprinklers In Front
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## Interior

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One

## School Information

District	Merced Union
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## Additional Information

Date Listed	March 20th, 2025
Days on Market	33

Short Sale                      N

RE / Bank Owned        N

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