

# **\$1,175,000 - 2223 Taylor Jean Avenue, Atwater**

MLS® #MC25069530

**\$1,175,000**

4 Bedroom, 3.00 Bathroom, 3,042 sqft

Residential on 1 Acres

N/A, Atwater,

Your Dream Home Awaits!

Step into luxury with this stunning home, featuring a grand entry to a spacious, open floor plan. The expansive great room flows into a gourmet kitchen, an entertainer's dream with high-end stainless steel appliances including double ovens, gas cook-top, trash compactor, and built-in microwave. Abundant counter and cabinet space complement the generous walk-in pantry for meal-prep and storage solutions. The flexible layout offers both formal and informal dining areas. Retreat to 4 well-appointed bedrooms, each with a walk-in closet, and enjoy the convenience of 3 full bathrooms. The master-suite gives resort vibes with the view to the backyard, fireplace and spa-like bathroom. The indoor laundry room adds ease of function with a sink, cabinets and door to the back patio. Interior details include stylish plantation shutters and custom flooring. Car enthusiasts will love the 3-car garage with ample storage.

Step outside to a HUGE covered patio, an outdoor oasis with a built-in BBQ and kitchenette, overlooking a fabulous pebble tech pool with an arbor. The lush grounds are jaw-dropping and beautifully manicured and maintained. Beyond the main house, discover a 1200+ sq ft structure, featuring surround sound which extends to the patio, perfect for guests or extended family. Of the many highlights, the bonus house includes a 2-car



garage door, game room with kitchenette and bar, full bathroom, natural-stone fireplace, and space for a pool table and entertainment center. The fully landscaped 1-acre corner lot is a private paradise with flower beds, boulders, and beautiful non-fruit bearing and fruit bearing trees, including 2 fig, a peach, an orange, a tangerine, a lemon and gooseberry trees. Enjoy 3 separate gated entries for RV and boat parking, plus horseshoe pits. Another added bonus is an expansive storage shed with electricity; perfect for hobbies, crafting or escaping! Energy efficiency is paramount with 72 PAID for solar panels, offering significantly reduced electricity bills. All on a desirable 1-acre lot in the McSwain school district! Don't miss this exceptional opportunity.

Built in 2004

## Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | MC25069530                    |
| Price          | \$1,175,000                   |
| Bedrooms       | 4                             |
| Bathrooms      | 3.00                          |
| Full Baths     | 3                             |
| Square Footage | 3,042                         |
| Acres          | 1.00                          |
| Year Built     | 2004                          |
| Type           | Residential                   |
| Sub-Type       | Single Family Residence       |
| Status         | Closed                        |
| Listing Agent  | Kellie Leach                  |
| Listing Office | EXP Realty of California, INC |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2223 Taylor Jean Avenue |
| Subdivision | N/A                     |
| City        | Atwater                 |
| County      | Merced                  |

Zip Code 95301

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Driveway, Garage, Garage Faces Side |
| # of Garages   | 3                                   |
| Garages        | Driveway, Garage, Garage Faces Side |
| View           | Neighborhood                        |
| Has Pool       | Yes                                 |
| Pool           | Private, Gunite                     |

## Exterior

Lot Description Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System

## Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Dishwasher, Microwave    |
| Heating      | Central                  |
| Cooling      | Central Air              |
| Fireplace    | Yes                      |
| Fireplaces   | Family Room, See Remarks |
| # of Stories | 1                        |
| Stories      | One                      |

## School Information

District Atwater

## Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 17th, 2025 |
| Days on Market  | 53               |
| Zoning          | A-R              |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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