

\$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
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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
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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
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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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