

# **\$449,000 - 2097 Betsy Ross Court, Atwater**

MLS® #MC25070561

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## **\$449,000**

3 Bedroom, 2.00 Bathroom, 1,716 sqft

Residential on 0 Acres

N/A, Atwater,

CREAM PUFF ALERT!! B-E-A-utiful home in the highly desired American West Gated Community in Atwater. This single story home with beautiful exterior stone features HARDWOOD and TILE FLOORING throughout, NEW PAINT, plantation shutters, remodeled primary bathroom, updated light fixtures, recessed lighting and fans throughout! The open floor plan is extremely inviting and includes a living room, dining area and a separate family room with a cozy fireplace. There's a large, modern kitchen with sharp cabinets, stainless appliances, lots of counter space, eat-in kitchen, and plenty of upgraded pull-out storage in cabinets. The primary bedroom features a large updated bathroom with custom decorative features. The two additional bedrooms are good sized and both bathrooms are bright and airy. Generously sized backyard with custom patio cover/gazebo, shed and extra concrete. Amazing location close to schools, the prime shopping center in Atwater and best of all, it has easy freeway access! Gated community provides security and has a park for the kiddos! Don't wait!



Built in 2004

## **Essential Information**

MLS® #                      MC25070561

Price                        \$449,000

|                |                                |
|----------------|--------------------------------|
| Bedrooms       | 3                              |
| Bathrooms      | 2.00                           |
| Full Baths     | 2                              |
| Square Footage | 1,716                          |
| Acres          | 0.14                           |
| Year Built     | 2004                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Status         | Closed                         |
| Listing Agent  | Jeff Lawry                     |
| Listing Office | London Properties Ltd - Merced |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2097 Betsy Ross Court |
| Subdivision | N/A                   |
| City        | Atwater               |
| County      | Merced                |
| Zip Code    | 95301                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Call for Rules, Controlled Access |
| Utilities      | Sewer Connected                   |
| Parking Spaces | 2                                 |
| Parking        | Garage                            |
| # of Garages   | 2                                 |
| Garages        | Garage                            |
| View           | Neighborhood                      |
| Pool           | None                              |

### Exterior

|                 |            |
|-----------------|------------|
| Lot Description | Cul-De-Sac |
| Roof            | Tile       |

### Interior

|                   |  |
|-------------------|--|
| Interior          | Tile, Wood   |
| Interior Features | Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Open Floorplan, All Bedrooms Down |
| Appliances        | Dishwasher, Gas Cooktop, Gas Range, Microwave                                    |
| Heating           | Central  |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| Fireplace    | Yes         |
| Fireplaces   | Family Room |
| # of Stories | 1           |
| Stories      | One         |

### **School Information**

|          |         |
|----------|---------|
| District | Atwater |
|----------|---------|

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | April 1st, 2025 |
| Days on Market  | 2               |
| Zoning          | P-D 23          |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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