

\$725,000 - 1465 Farmland Avenue, Merced

MLS® #MC25081951

\$725,000

3 Bedroom, 2.00 Bathroom, 1,673 sqft
Residential on 4 Acres

N/A, Merced,

Seller WANTS A FAST SALE! Look at NEW PRICE.... for This wonderful home. Welcome to 1465 Farmland Ave. Enjoy this 3.90 Acre parcel with a sweet 3 bedroom 2 bathroom home. Owners have lived in this home for over 35 years. Great circle driveway, fully paved for easy access in any weather driving. Great Sunroom / Bonus room with natural sunlight. The sellers added on, to open up kitchen and dining as to be able to enjoy the lovely view of your home. Large bedrooms. Home has newer, dual pane windows, roof and HVAC and well. Flooring is Parquet wood flooring. Nice open living space from kitchen and sun room to living room that has a nice wood stove. Open floor plan with lots of nice natural light. Back yard is your own personal retreat to enjoy your coffee and enjoy the sunrise or your glass of wine or Tea and watch the sunset. This property has so much potential, plant fruit trees, personal garden, raise your own livestock, 4H or FFA projects. Sheds on the property and an outdoor was basin for cleaning your vegetables. Home is close to UC Merced, Golf course and Lake Yosemite. Just a few miles out of town on North G Street. Close to El Capitan High School. Sellers made this home all Electric, at one time it had propane. This property is NOT in flood zone. Pest Cert and septic cert, water clear test. Pump inspection. Check out the pictures .



Built in 1976

Essential Information

MLS® #	MC25081951
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,673
Acres	3.90
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Kay Flanagan
Listing Office	Roberta Flanagan Realtor, Inc

Community Information

Address	1465 Farmland Avenue
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

Amenities

Utilities	See Remarks, Electricity Connected
Parking Spaces	2
Parking	Driveway, Garage, Garage Door Opener, Door-Single, Garage Faces Front, Paved, RV Potential
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Door-Single, Garage Faces Front, Paved, RV Potential
View	Neighborhood, Pasture
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	TwoToFiveUnitsAcre, Back Yard, Front Yard, Horse Property, Pasture
Windows	Double Pane Windows
Roof	Composition

Foundation	Slab
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Interior

Interior	See Remarks, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), See Remarks, Separate/Formal Dining Room
Appliances	Dishwasher, Water Heater, Electric Range, Electric Water Heater
Heating	Central, Electric, Wood Stove
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	1
Stories	One

School Information

District	Merced Union
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Additional Information

Date Listed	April 14th, 2025
Days on Market	64
Zoning	A-R
Short Sale	N
RE / Bank Owned	N

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