

# **\$575,000 - 3894 Avocet Drive, Merced**

MLS® #MC25102886

**\$575,000**

4 Bedroom, 3.00 Bathroom, 2,916 sqft

Residential on 0 Acres

N/A, Merced,

Beautiful custom two story home in north Merced. Upon entry you are greeted with a spacious high ceiling great room. A combination of tile and newer WPC plank flooring flow throughout. There is custom cabinetry in some bedrooms, kitchen, garage and laundry with a laundry chute from second level. The master suite is on the first level. There are two large attic areas with subfloors and loads of storage space. Both lots to the back east and side south are undeveloped. Located within walking distance of a secluded path to Davenport Park, Mercy Hospital, Cruickshank Middle School, the Promenade Center. It is also in close proximity to Merced Community College, Raley's Grocery Store, In-shape Fitness, U.C. Merced and new north Merced commercial development. Come walk this beautiful home located in a VERY convenient area before it is gone!!



CRMLS

Built in 2002

## **Essential Information**

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Price \$575,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,916

Acres 0.14

Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Brandon Ruscoe
Listing Office	BHGRE Everything Real Estate

## Community Information

Address	3894 Avocet Drive
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard
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## Interior

Interior Features	High Ceilings, Pantry, Main Level Primary, Pull Down Attic Stairs, Recessed Lighting
Appliances	Built-In Range
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Stories	Two

## School Information

District	Merced Union
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## Additional Information

Date Listed	May 8th, 2025
Days on Market	162

Zoning R-1-6

Short Sale N

RE / Bank Owned N

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