

# **\$799,900 - 4374 4270 Sultana Avenue, Atwater**

MLS® #MC25107802

**\$799,900**

3 Bedroom, 2.00 Bathroom, 1,510 sqft

Residential on 1 Acres

N/A, Atwater,

Rare Opportunity: Two Homes on Over 10 Acres w/ Farm Setting & Almond Orchard. Discover country living at its finest w/ this unique property featuring 2 separate parcels totaling over 10 acres & 2 distinct homes. The Main Ranch home offers 1,510sf of inviting living space, including 3 spacious bedrooms & 2 full baths. Enjoy an open, desirable floor plan w/ large living areas connecting the family room, kitchen, & dining spaces. Picture yourself relaxing by the grand fireplace or taking in the serene farm views from the family room. The kitchen is a chef's delight w/ abundant cabinetry, built-ins, a dining bar, & a formal dining area. The master suite features a walk-in closet, while the home also includes an indoor laundry room, an oversized 2-car garage, a detached RV storage garage, & a separate 2-car carport w/ storage. The property boasts mature almond trees (Nonpareil and Carmel, planted in 2000) on solid set sprinklers, providing both beauty & potential income. The second home is a well-maintained 1,200sf mobile home w/ 3 bedrooms, 2 full baths, a separate property entrance, & its own address-perfect for extended family or rental income. Comprising a 1-acre & a 9.22-acre parcel, this is a must-see property that blends comfort, versatility, & rural charm. Come See This One!



Built in 1966

## **Essential Information**

MLS® #	MC25107802
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,510
Acres	1.00
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Clarence Oliveira
Listing Office	Century 21 Select Real Estate, Turlock

## Community Information

Address	4374 4270 Sultana Avenue
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

## Amenities

Utilities	Electricity Connected
Parking Spaces	4
Parking	Detached Carport, Garage, Garage Faces Front
# of Garages	4
Garages	Detached Carport, Garage, Garage Faces Front
View	Orchard
Pool	None

## Exterior

Exterior	Frame, Wood Siding
Lot Description	Agricultural, Orchard(s)
Roof	Composition
Construction	Frame, Wood Siding

## Interior

Interior	Carpet, See Remarks, Tile
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Interior Features	All Bedrooms Down, Ceiling Fan(s), Eat-in Kitchen
Appliances	Dishwasher, Disposal, Electric Oven, Electric Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	1
Stories	One

## **School Information**

District	Livingston Union
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## **Additional Information**

Date Listed	May 13th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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