

\$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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