

# \$425,000 - 659 Royal Arch Court, Merced

MLS® #MC25131315

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## \$425,000

4 Bedroom, 3.00 Bathroom, 2,045 sqft

Residential on 0 Acres

N/A, Merced,

Custom Traditional Home in North Merced â€“ Move-In Ready & Full of Character. Welcome to this beautifully maintained custom two-story home, tucked away in a peaceful cul-de-sac in the Yosemite North subdivision â€” just moments from the Promenadeâ€™s shopping, dining, and amenities. Boasting 4 spacious bedrooms and 2.5 bathrooms, this home is as functional as it is charming. The fresh exterior and interior paint give it a crisp, modern feel, while warm laminate wood flooring, new carpet and a two-story vaulted ceiling in the living room add a touch of grandeur. A striking floor-to-ceiling fireplace anchors the space, creating a cozy focal point. The thoughtfully designed floor plan places the primary suite on the ground floor, featuring French doors to the backyard, a jetted soaking tub, spacious walk-in closet, a walk-in shower, and a double vanity. In the heart of the home, the kitchen features classic oak cabinetry, a central island, and a breakfast nook with wood chair railings â€” all opening up to a patio through another set of French doors. Perfect for morning coffee or evening entertaining. Upstairs, youâ€™ll find three additional bedrooms, a full bath, and a balcony overlooking the living area, adding architectural interest and an airy, open feel. Two of the upstairs bedrooms also offer attic-access storage, making use of every inch of space. This delightful home also offers an indoor laundry room with linen closet and cabinets, newer HVAC that was installed in 2023, private backyard and Beautiful curb



appeal. Whether you're upsizing, relocating, or seeking a peaceful neighborhood with easy city access, this move-in ready gem checks all the boxes.

Built in 1990

**Essential Information**

|                |                                |
|----------------|--------------------------------|
| MLS® #         | MC25131315                     |
| Price          | \$425,000                      |
| Bedrooms       | 4                              |
| Bathrooms      | 3.00                           |
| Full Baths     | 2                              |
| Half Baths     | 1                              |
| Square Footage | 2,045                          |
| Acres          | 0.14                           |
| Year Built     | 1990                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Style          | Traditional                    |
| Status         | Closed                         |
| Listing Agent  | Scott Oliver                   |
| Listing Office | Concierge Real Estate Services |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 659 Royal Arch Court |
| Subdivision | N/A                  |
| City        | Merced               |
| County      | Merced               |
| Zip Code    | 95340                |

**Amenities**

|                |   |
|----------------|---|
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Underground Utilities     |
| Parking Spaces | 4   |
| Parking        | Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Driveway Up Slope From Street, RV Potential |
| # of Garages   | 2   |
| Garages        | Concrete, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage,   |

|          |   |
|----------|---|
|          | Garage Door Opener, Driveway Up Slope From Street, RV Potential |
| View     | Neighborhood  |
| Pool     | None  |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s)                  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Brick, Wood Siding, Frame   |
| Exterior Features | Lighting, Rain Gutters  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Yard, Gentle Sloping, Irregular Lot, Near Public Transit, Sloped Up |
| Windows           | Blinds, Double Pane Windows, Screens  |
| Roof              | Composition, Shingle  |
| Construction      | Brick, Wood Siding, Frame   |
| Foundation        | Slab  |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Laminate, Wood, Carpet, Tile  |
| Interior Features | Breakfast Bar, Built-in Features, Balcony, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Two Story Ceilings, Unfurnished, Walk-In Closet(s), Chair Rail, Dressing Area, Main Level Primary, Pantry, Tile Counters, Utility Room |
| Appliances        | Dishwasher, Electric Oven, Disposal, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Electric Range, Free-Standing Range, Refrigerator, Vented Exhaust Fan, Water To Refrigerator  |
| Heating           | Central, Forced Air, Fireplace(s), Natural Gas  |
| Cooling           | Central Air, Electric   |
| Fireplace         | Yes   |
| Fireplaces        | Gas, Blower Fan, Great Room, Raised Hearth  |
| # of Stories      | 2   |
| Stories           | Two   |

## School Information

|            |              |
|------------|--------------|
| District   | Merced Union |
| Elementary | Merced City  |
| Middle     | Merced City  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 70              |

|                 |     |
|-----------------|-----|
| Zoning          | P-D |
| Short Sale      | N   |
| RE / Bank Owned | N   |

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