

# \$285,000 - 7408 Myrtle Avenue, Winton

MLS® #MC25144124

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## \$285,000

2 Bedroom, 1.00 Bathroom, 1,008 sqft  
Residential on 0 Acres

N/A, Winton,

Welcome to this Charming home nestled in a wonderful Neighborhood. As you step inside, you'll be greeted by a wide hallway that includes a cozy office retreat near the entrance. Feel at ease as you walk across the laminated floor with the complimentary chair rail that makes it a distinguishable and admirable stylish feature. And, as you make your way into the kitchen, you will notice the open floor plan that creates a serene and spacious atmosphere.

The garage can feel like a retreat or a man cave if you need it to be, a perfect hangout that includes its own full bathroom.

Now let's take you out to the backyard oasis- a true labyrinth of relaxation and a perfect place for family gatherings. A tall privacy fence ensures seclusion from neighbors.

As you explore the backyard, you'll find a high RV carport with concrete that is equipped with sewer hookups and a 30 amp Electrical outlet connection, ideal for any RV enthusiast.

So don't wait, come discover before its too late.



Built in 1963

## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | MC25144124 |
| Price     | \$285,000  |
| Bedrooms  | 2          |
| Bathrooms | 1.00       |

|                |  |
|----------------|--|
| Full Baths     | 1  |
| Square Footage | 1,008                                    |
| Acres          | 0.20                                     |
| Year Built     | 1963                                     |
| Type           | Residential                              |
| Sub-Type       | Single Family Residence                  |
| Style          | Traditional                              |
| Status         | Closed                                   |
| Listing Agent  | Martin Villanueva                        |
| Listing Office | Realty Executives Of Northern California |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 7408 Myrtle Avenue |
| Subdivision | N/A                |
| City        | Winton             |
| County      | Merced             |
| Zip Code    | 95388              |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2  |
| Parking        | Driveway, Garage, On Street  |
| # of Garages   | 2  |
| Garages        | Driveway, Garage, On Street  |
| View           | Neighborhood   |
| Pool           | None   |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s)                                 |

### **Exterior**

|                 |             |
|-----------------|-------------|
| Exterior        | Stucco      |
| Lot Description | Corner Lot  |
| Roof            | Composition |
| Construction    | Stucco      |
| Foundation      | Raised      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior          | Laminate, Tile   |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down |

|              |   |
|--------------|---|
| Appliances   | Disposal, Gas Oven, Gas Water Heater, Range Hood, Gas Cooktop |
| Heating      | Central   |
| Cooling      | Central Air   |
| Fireplace    | Yes   |
| Fireplaces   | Living Room   |
| # of Stories | 1   |
| Stories      | One   |

### **School Information**

|          |         |
|----------|---------|
| District | Atwater |
|----------|---------|

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 26th, 2025 |
| Zoning          | R-1             |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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