

# \$499,950 - 1320 Fairway Drive, Atwater

MLS® #MC25147514

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## \$499,950

4 Bedroom, 2.00 Bathroom, 1,997 sqft  
Residential on 0 Acres

N/A, Atwater,

Meticulously Maintained Single-Owner Home with Golf Course Views in Rancho Del Rey! Discover true pride of ownership in this beautifully upgraded 3-bedroom home with a versatile office that could serve as a 4th bedroom. With nearly 2,000 sq ft of thoughtfully designed living space on an expansive 8,885 sq ft lot, this one-owner gem has been lovingly cared for from day one. Nestled along the 9th hole of the Rancho Del Rey Golf Course, the backyard offers stunning fairway views and a tranquil escape. Inside, enjoy tasteful upgrades including fresh interior and exterior paint, wide baseboards, new flooring, plantation shutters, and energy-efficient windows that bathe the home in natural light. The remodeled primary bath is a true retreat, while custom ceiling fans in every bedroom and the family room add comfort and style. Upgraded recessed lighting, modern fixtures, and refined hardware throughout reflect the home's attention to detail. The built-in pantry adds both charm and functionality, and the newer HVAC system, heating unit, and leased solar panels help reduce monthly utility costs. Step out onto the covered patio, surrounded by mature landscaping ideal for relaxing or entertaining with a view. Located in one of Atwater's most sought-after neighborhoods. Don't wait to view this one as it won't last!

Built in 1997



## Essential Information

MLS® #	MC25147514
Price	\$499,950
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,997
Acres	0.20
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Karen Cook
Listing Office	Realty Executives Of Northern California

## Community Information

Address	1320 Fairway Drive
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

## Amenities

Utilities	Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Door-Multi, Garage Faces Front, Garage
# of Garages	2
Garages	Door-Multi, Garage Faces Front, Garage
View	Golf Course
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting
Lot Description	Sprinkler System, On Golf Course, Sprinklers In Front, Sprinklers In Rear
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Plantation Shutters

Roof	Tile
Construction	Stucco
Foundation	Slab

### **Interior**

Interior	Laminate, Wood
Interior Features	Ceiling Fan(s), High Ceilings, Bedroom on Main Level, Walk-In Closet(s), Quartz Counters
Appliances	Dishwasher, Disposal, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Merced Union
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### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	15
Zoning	P-D 9
Short Sale	N
RE / Bank Owned	N

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