

\$999,000 - 2253 Dyllan Avenue, Atwater

MLS® #MC25155934

\$999,000

4 Bedroom, 5.00 Bathroom, 3,097 sqft

Residential on 1 Acres

N/A, Atwater,

Exceptional McSwain property all nestled on a one-acre lot in a quiet, sought-after neighborhood of Atwater. This expansive estate has a main residence with 4 bedrooms and 3 full baths, 2 half baths, guest quarters, and resort-style outdoor living. Step through the grand 8-foot entrance into a home that boasts custom craftsmanship throughout, including crown molding, tile flooring, plantation shutters, and a seamless open-concept layout. Entertain in style with formal dining and living areas, a spacious family room with a gas fireplace, wet bar, wine fridge, and built-in cabinetry—all opening to a large covered patio with surround sound and a park-like backyard. The kitchen features vaulted ceilings, granite countertops, a center island with a 5-burner gas cooktop, Jenn-Air stainless appliances, an oversized walk-in pantry, and a breakfast nook with plenty of natural light. The master suite is a true retreat, complete with patio access, a giant walk-in closet, and a spa-like bathroom with a jetted tub, granite walk-in double rain shower, and dual vanities. Additional bedrooms include a Jack & Jill setup, oversized closets, and even a versatile fourth bedroom that can function as a loft or game room with its own vaulted ceiling and attic storage. The detached guest unit features a private entrance, full bathroom, granite sink, walk-in closet, and dedicated water heater. Step outdoors to your personal oasis—complete with an inground fiberglass pool, stamped concrete, mature landscaping



palms, and a fully equipped outdoor kitchen with BBQ, fridge, and stove. Additional amenities include RV/boat parking with hookups, a large circular driveway, two HVAC units, and ample storage via a shed. Don't miss this rare opportunity - all in a prime location just minutes from Atwater shopping, schools, and freeway access.

Built in 2004

Essential Information

MLS® #	MC25155934
Price	\$999,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,097
Acres	1.01
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Randy Hayer
Listing Office	Realty Executives Of Northern California

Community Information

Address	2253 Dyllan Avenue
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available
Parking Spaces	3
Parking	Garage, RV Access/Parking, Boat, Circular Driveway, Garage Faces Front
# of Garages	3

Garages	Garage, RV Access/Parking, Boat, Circular Driveway, Garage Faces Front
View	Neighborhood, Trees/Woods
Has Pool	Yes
Pool	Gunitite, Private, See Remarks

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Landscaped
Windows	Plantation Shutters
Roof	Composition
Construction	Stucco
Foundation	See Remarks

Interior

Interior	Carpet, Concrete, Tile
Interior Features	Attic, Breakfast Area, Breakfast Bar, Ceiling Fan(s), Crown Molding, Jack and Jill Bath, Loft, Open Floorplan, Separate/Formal Dining Room, Walk-In Pantry, Wet Bar
Appliances	Dishwasher, Microwave, Gas Oven, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

School Information

District	Atwater
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Additional Information

Date Listed	July 11th, 2025
Days on Market	123
Zoning	A-R
Short Sale	N
RE / Bank Owned	N

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