

# \$495,000 - 1315 North Bear Creek Drive, Merced

MLS® #MC25164067

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## \$495,000

2 Bedroom, 3.00 Bathroom, 2,447 sqft

Residential on 0 Acres

N/A, Merced,

Located at the entrance of the desirable Mission Trails neighborhood, this charming 2-bedroom, 3-bathroom home offers 2,447 sq ft of spacious living on a generous 18,648 sq ft lot. Situated across from Bear Creek, the home boasts a serene, creek-side setting with mature landscaping and a welcoming circle driveway. Step inside to a grand living room featuring tall, beamed ceilings, built-in bookshelves, and a cozy brick fireplace. The sunroom provides a perfect spot for quiet reflection and views of the lovely backyard. The kitchen is outfitted with classic white cabinets, tile counters, and a convenient passthrough into the formal dining room—ideal for entertaining. The expansive primary suite impresses with an en-suite bathroom offering a separate tub and shower, a walk-in closet, and French doors that open to the sunroom. Enjoy indoor-outdoor living in the backyard oasis complete with a sparkling in-ground pool and custom built-in seating. The corner lot offers plenty of space for visitor and potential RV parking. Don't miss this opportunity to own this Bear Creek gem!



Built in 1974

## Essential Information

MLS® #	MC25164067
Price	\$495,000
Bedrooms	2

Bathrooms	3.00
Full Baths	3
Square Footage	2,447
Acres	0.43
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Mary Camper
Listing Office	London Properties Ltd - Merced

### Community Information

Address	1315 North Bear Creek Drive
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95340

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Overhead Utilities
Parking Spaces	8
Parking	Door-Multi, Driveway Level, Driveway, Garage, RV Potential, Asphalt, Garage Faces Side
# of Garages	2
Garages	Door-Multi, Driveway Level, Driveway, Garage, RV Potential, Asphalt, Garage Faces Side
View	Creek/Stream
Waterfront	Creek
Has Pool	Yes
Pool	In Ground, Private, Gunite
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Prewired

### Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Street Level, Corner Lot, Sprinklers Timer, Sprinkler System,

	Trees
Windows	Shutters, Blinds, Double Pane Windows, Screens
Roof	Composition
Construction	Wood Siding
Foundation	Raised

## Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Beamed Ceilings, Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Recessed Lighting, Primary Suite, Walk-In Closet(s), Built-in Features, Paneling/Wainscoting, Storage, Tile Counters, Track Lighting
Appliances	Dishwasher, Electric Oven, Disposal, Microwave, Water Heater, Electric Range
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Masonry, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Merced Union
Elementary	Merced City
Middle	Merced City

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	2
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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