

# **\$245,000 - 3375 De Anza Court, Merced**

MLS® #MC25206685

**\$245,000**

4 Bedroom, 2.00 Bathroom, 1,790 sqft

Residential on 0 Acres

N/A, Merced,

INVESTOR/BUILDER/ENTHUSIASTIC HOME  
BUYER OPPORTUNITY with MAJOR HEAD  
START in North Merced!

This 4 BED, 2 BATH home offers 1,790 sq. ft. of space and exceptional potential. Located on a quiet cul-de-sac, close to Merced College, UC Merced, and the best dining & shopping options North Merced has to offer. While the property has experienced partial fire damage, the bedrooms have already been cleaned/remodeled with new fixtures, paint and carpet. Kitchen and family room area offers you the opportunity to create your own personal space! A front living room provides additional flexibilityâ€"easily convertible into a 5th BED or private HOME OFFICE.

INCLUDED in the sale are NEW TRUSSES, BUILDING PLANS, and DOCUMENTATION READY to be submitted FOR FINAL PERMITTING APPROVAL, giving the next owner a significant head start. The seller has financial information available to help buyer with budgeting, and is highly motivated for a short close of escrow. The home also features solar panels for energy efficiency.

Property sold AS-IS. Buyer to conduct their own due diligence and verify all information, including permits and plans, to their satisfaction. This is a rare opportunity to step into a project thatâ€™s already underway and create lasting value in the highly desired area of North Merced for a fraction of the cost.



>>>ESCROW PRE-OPENED with Annette  
Heikkila, Trans County Title Merced<<<  
Submit proof of funds/preapproval with offer.

Built in 1972

## Essential Information

MLS® #	MC25206685
Price	\$245,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,790
Acres	0.16
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Steven Vann
Listing Office	Homesmart PV & Assoc., Merced

## Community Information

Address	3375 De Anza Court
Subdivision	N/A
City	Merced
County	Merced
Zip Code	95348

## Amenities

Utilities	Water Connected
Parking Spaces	4
Parking	Driveway
# of Garages	2
Garages	Driveway
View	Neighborhood
Pool	None

## Exterior

Exterior	Brick, Wood Siding
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Lot Description	Cul-De-Sac
Roof	Composition
Construction	Brick, Wood Siding

## Interior

Interior	Carpet
Interior Features	Walk-In Closet(s)
Appliances	Water Heater
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	September 8th, 2025
Days on Market	50
Zoning	R-1-6
Short Sale	N
RE / Bank Owned	N

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