

# \$515,000 - 8765 Almond Ave, Winton

MLS® #MC25214103

---

## \$515,000

3 Bedroom, 1.00 Bathroom, 1,445 sqft

Residential on 1 Acres

N/A, Winton,

Trust sale. This doll house has 3 bedrooms , 1 bathroom, sits on 1.1+ acres, as per appraisal the home sq.ft. is 1445, the records show a different figure, age is old than what records indicate. Wall heater, fireplace, window unit, ceiling fans. This charmer was appraised May 27, 2025 at list value. Home is in very neat & clean condition, Property and home ground and shop, have been loved by this very long term family for YEARS. Oversized detached 2 car garage, with roll up door, separate unfinished 63 sq. ft. basement, 2 storage units on property , the shop is 1152 sq. ft. detached but delightful. numerous peach and fruit trees on grounds. Country living at its best. ramp is as is, built by owner, appears to be in good condition, no warranties given. This is an AS IS sale.

Built in 1967

## Essential Information

MLS® #	MC25214103
Price	\$515,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,445
Acres	1.10
Year Built	1967
Type	Residential



Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Pegeen Flanagan Priest
Listing Office	Roberta Flanagan Realtor, Inc

## Community Information

Address	8765 Almond Ave
Subdivision	N/A
City	Winton
County	Merced
Zip Code	95388

## Amenities

Parking Spaces	2
Parking	Door-Multi, Garage, RV Potential, Gravel, On Site
# of Garages	2
Garages	Door-Multi, Garage, RV Potential, Gravel, On Site
View	Neighborhood
Pool	None

## Exterior

Exterior	Other
Lot Description	ZeroToOneUnitAcre
Roof	Asbestos Shingle
Construction	Other
Foundation	Raised, See Remarks

## Interior

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Tile Counters
Appliances	Electric Range
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Atwater
Elementary	Merced
High	Merced Union

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 15th, 2026 at 11:15am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.