

\$85,000 - 3035 Blue Oak Dr., Catheys Valley

MLS® #MC25215594

\$85,000

0 Bedroom, 0.00 Bathroom,
Land on 3 Acres

N/A, Catheys Valley,

Brand New Listing! Priced to sell at \$95,000, this breathtaking country estate parcel is a rare opportunity in the prestigious Whispering Oaks West gated community of Catheys Valley. Enjoy ultimate privacy and panoramic views just 30 minutes from Merced and under an hour to Yosemite's world-class adventure.

Spread out on over three acres of mostly flat, usable land where mature oaks and gently rolling hills frame your future home. Enjoy year-round beauty and an upscale rural lifestyle with custom residences throughout the neighborhood. Equestrian trails and a scenic private lake are yours to explore—perfect for relaxation, fishing, or sunsets with family and friends.

Ready to build? The 30-gallon-per-minute well and convenient paved road access simplify your plans. Take advantage of the strong sense of community and abundant space designed for country living at its very best.

This property blends natural beauty, privacy, and opportunity—all at an incredible value. Schedule your showing, browse the photo gallery, and come experience Catheys Valley's finest land—before it's gone!



Essential Information

MLS® #

MC25215594

Price	\$85,000
Bathrooms	0.00
Acres	3.05
Type	Land
Status	Closed
Listing Agent	David Murtos
Listing Office	Concierge Real Estate Services

Community Information

Address	3035 Blue Oak Dr.
Area	MP5 - Mariposa 5
Subdivision	N/A
City	Catheys Valley
County	Mariposa
Zip Code	95306

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
View	Hills, Mountain(s), Panoramic, Trees/Woods

Exterior

Lot Description	Horse Property, Pasture, TwoToFiveUnitsAcre
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Additional Information

Date Listed	September 11th, 2025
Days on Market	61
Zoning	MH
Short Sale	N
RE / Bank Owned	N

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