

# \$399,999 - 2092 Patriotic Drive, Atwater

MLS® #MC25224018

**\$399,999**

3 Bedroom, 2.00 Bathroom, 1,716 sqft

Residential on 0 Acres

N/A, Atwater,

Elegance, serenity, and charm blend seamlessly within the highly desired American West gated community in Atwater! This coveted single story residence, 3 bedrooms, 2 bath (4TH BEDROOM Possible,) built in 2005, offers 1,716 square feet of refined living space with LAMINATE and TILE FLOORING throughout. Spacious, inviting living room that flows gracefully into a formal dining area, and could be a flex space. The heart of the home is the sleek eat-in kitchen with QUARTZ COUNTERTOPS, beautiful peninsula, ample cabinets, which opens up to a cozy family room adorned with a charming fireplace. The expansive primary bedroom suite is a sanctuary of comfort, featuring a BARN DOOR for privacy, generous walk-in closet, dual vanities, and a primary bathroom suite with lovely REMODELLED SHOWER. Two additional well-sized rooms for family or guests. The home boasts of QUARTZ COUNTERTOPS IN BOTH BATHROOMS, vaulted ceilings, butler's pantry, custom window coverings, updated light fixtures, ceiling fans, central heating and air conditioning, a durable tile roof, and a dedicated laundry room. Dual-pane windows, panel doors, handy RV Plug on the side of the home, convenient cement walkways around home that enhance the home's appeal. Outside, you'll find beautifully manicured landscaping, providing a private retreat with gazebo for relaxation and shed. Amazing location near shopping,



restaurantsÂ and freeway access.Â Exclusive neighborhood park and playground, making it a perfect combination of comfort and convenience.Â Whether you're looking to upgrade, downsize, or settle into a well-maintained neighborhood, 2092 Patriotic Drive delivers it all.Â Don't wait!

Built in 2005

## Essential Information

MLS® #	MC25224018
Price	\$399,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,716
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kristine Williams
Listing Office	EXP Realty of California, INC

## Community Information

Address	2092 Patriotic Drive
Subdivision	N/A
City	Atwater
County	Merced
Zip Code	95301

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Neighborhood

Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Level, Street Level, Yard
Roof	Tile
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Eat-in Kitchen
Appliances	Dishwasher, Electric Oven, Electric Range, Free-Standing Range, Microwave, Range Hood, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Atwater
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## Additional Information

Date Listed	September 26th, 2025
Days on Market	89
Short Sale	N
RE / Bank Owned	N

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