

\$895,000 - 40111 Old Stone Gate, Oakhurst

MLS® #MD25183811

\$895,000

4 Bedroom, 3.00 Bathroom, 3,039 sqft
Residential on 1 Acres

N/A, Oakhurst,

This. Is. The. One! This Custom-Built and Meticulously Cared For Home, Set On a Peaceful Hilltop Surrounded By Heritage Oak Trees Is Just Minutes From Yosemite's South Entrance. The Sellers Lovingly Updated This Home With High-Quality Finishes Worthy of a Forever Home. Yet, a Relocation Job Opportunity for the Sellers Opens a Door For You To Call This Place Home. This Beautiful Home Is Characterized By Soaring Ceilings, A Smartly-Designed Floor Plan, And Multiple Expansive Outdoor Living Spaces. Experienced Home Buyers Will Take Note Of The Fresh Paint Inside and Out, Newly Installed and Painted Cementitious Siding That's Both Woodpecker and Fire Resistant, Custom Window Coverings, Hardwood Floors, Crown Molding, Transom Windows, Whole House Fan, Backup 16kW Generac Generator, Solar Panel System Engineered To Run an Entire Home, and the Concrete Driveway with Ample Parking. The Thoughtful Floor Plan Includes a Large Formal Entry With Picture Windows, Spacious Living Room With 2-Story Fireplace, Separate Formal Dining Or Flexible Bonus Room, Spacious Kitchen With Custom Cabinets, Granite Counters and a Walk-In Pantry, a Game Room/Den On The Main Floor With Private Patio Access, and a Spa-Like Primary Suite With Its Own Fireplace, Soaking Tub, and Serene Garden Views. The Usable and Private 1+ Acre Lot is Fully Fenced and Contains a Thoughtfully Curated Garden and



Landscaping, Plus Ample Gorgeous Outdoor Space, Including a Covered Front Porch, Cement Patios, and a Partially Covered Oversized Back Deck, Perfect For Taking In The Year-Round Mountain Views. *Sellers had a professional assessment done on short term/vacation rental potential, concluding that without adding or changing anything, the annual gross income potential for this home is estimated at \$92,000 (on the conservative side).

The Adjacent 1-Acre Parcel Is Available Separately and Features Two Build-Ready Pads With Water, Gas, and Electricity Already In. This is an Ideal Setup for Multigenerational Living, Rental Units, Or Just Extra Room to Expand. Sellers Are Open To Offering This Home Furnished Or Unfurnished, and With Or Without The Extra Adjacent Acre. The List Price Represents the Unfurnished Option Without The Extra Acre. Do Not Miss Your Opportunity to Purchase This Beautifully Maintained Custom Home in a Resort-Like Setting.

Built in 2002

Essential Information

MLS® #	MD25183811
Price	\$895,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,039
Acres	1.11
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom, Modern, Patio Home, Victorian
Status	Closed

Listing Agent	Carissa Page
Listing Office	Real Broker

Community Information

Address	40111 Old Stone Gate
Area	YG10 - Oakhurst
Subdivision	N/A
City	Oakhurst
County	Madera
Zip Code	93644

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Propane
Parking Spaces	2
# of Garages	2
View	Mountain(s)
Pool	None

Exterior

Exterior	Cement Siding
Exterior Features	Rain Gutters, Awning(s)
Lot Description	ZeroToOneUnitAcre, Back Yard, Drip Irrigation/Bubblers, Front Yard, Sprinklers In Front, Lawn, Landscaped, Sprinklers On Side, Sprinkler System, Yard, Paved, Sprinklers Timer, Trees
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Bay Window(s), Custom Covering(s), Screens
Roof	Composition, Shingle
Construction	Cement Siding
Foundation	Concrete Perimeter

Interior

Interior Features	Balcony, Separate/Formal Dining Room, Tile Counters, Bedroom on Main Level, Entrance Foyer
Appliances	Built-In Range, Dishwasher, Electric Water Heater, Gas Water Heater, Water Heater, Convection Oven, Gas Cooktop, SixBurnerStove, Trash Compactor, Water To Refrigerator
Heating	Central, Solar
Cooling	Central Air, Gas, Whole House Fan
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom, Wood Burning

# of Stories	2
Stories	Two

School Information

District	Yosemite Unified
Elementary	Oak Creek
Middle	Oak Creek
High	Yosemite

Additional Information

Date Listed	August 13th, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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