

\$305,000 - 4326 Blade Creek Road, Mariposa

MLS® #MP23150085

\$305,000

2 Bedroom, 1.00 Bathroom, 747 sqft
Residential on 9 Acres

N/A, Mariposa,

SADDLE UP??? ENJOY THIS GENTLE 9+/- ACRES WITH A SUPER CLEAN, REFURBISHED AND FRESHENED UP SINGLE MANUFACTURED 2/1 CUTIE!!!! MP23150085 OFFERS NICE NEW FEATURES!!!

NEW: ROOF, AC UNIT, WATER HEATER, INTERIOR AND EXTERIOR PAINT, 3/4 SURROUND DECK IMPROVEMENTS, CEILING FANS AND MORE!!! COZY WOOD BURNING STOVE IN LIVING ROOM, KITCHEN OPENS WITH A BREAKFAST BAR FOR AN OPEN CONCEPT SPACE! GREAT WELL, BEAUTIFUL ROCK OUTCROPPINGS ABOUND ON THIS HANDSOME PROPERTY!!

WELL SHED AND STORAGE BUILDING COMPLETES THIS PROPERTY. GENTLE AND GROOMED MATURE OAK TREES BRING BEAUTY TO THIS HOME SETTING! APPROX. 1 MILE OF MAINTAINED GRAVEL ROAD OFF OF OAK GROVE RD.

15 MINUTES FROM THE HISTORIC GOLD RUSH TOWN OF MARIPOSA AND APPROX. 1 HR. TO THE ENTRANCE OF YOSEMITE NATIONAL PARK!!

ATTENTION??? ADJOINING AND GENTLE 10 ACRES IS ALSO FOR SALE !! MP 23150380 FOR AN ADDITIONAL \$89K BOTH COMBINED WOULD GIVE YOU AN APPROX. 20+/- ACARE RANCH FOR UNDER \$400K..??? NO CCR'S OR HOA'S



AND ZONED MOUNTAIN HOME 5 ACRE
MINIMUM! MORE HOMES ALLOWED IF
YOU CHOOSE TO BUILD MORE... COULD A
FAMILY COMPOUND BE YOUR VISION??

AN ADDITION 20 ACRES OF MOUNTAIN
HOME ADJOINING COULD BE PURCHASED
SEPARATELY AS WELL!!!!

CALL FOR MORE ADDITIONAL DETAILS!!!

Built in 2001

Essential Information

MLS® #	MP23150085
Price	\$305,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	747
Acres	9.35
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sidney Radanovich
Listing Office	Yosemite Realty

Community Information

Address	4326 Blade Creek Road
Area	MP1 - Mariposa 1
Subdivision	N/A
City	Mariposa
County	Mariposa
Zip Code	95338

Amenities

Utilities	Electricity Connected, Phone Available, Propane, Water Connected
View	Hills, Meadow, Mountain(s), Trees/Woods

Pool	None
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Exterior

Lot Description	Horse Property, SixToTenUnitsAcre
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Roof	Composition
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Interior

Interior	Laminate
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Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Laminate Counters, Open Floorplan, Unfurnished
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Appliances	Gas Cooktop, Gas Oven
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Heating	Forced Air, Propane, Wood Stove
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Cooling	Central Air
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Fireplace	Yes
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Fireplaces	Free Standing, Living Room, Wood Burning
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# of Stories	1
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Stories	One
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School Information

District	Mariposa County Unified
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Elementary	Woodland
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Additional Information

Date Listed	August 11th, 2023
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Days on Market	559
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Zoning	MH
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Short Sale	N
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RE / Bank Owned	N
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