

# \$575,000 - 4461 Totokon Road, Mariposa

MLS® #MP25071920

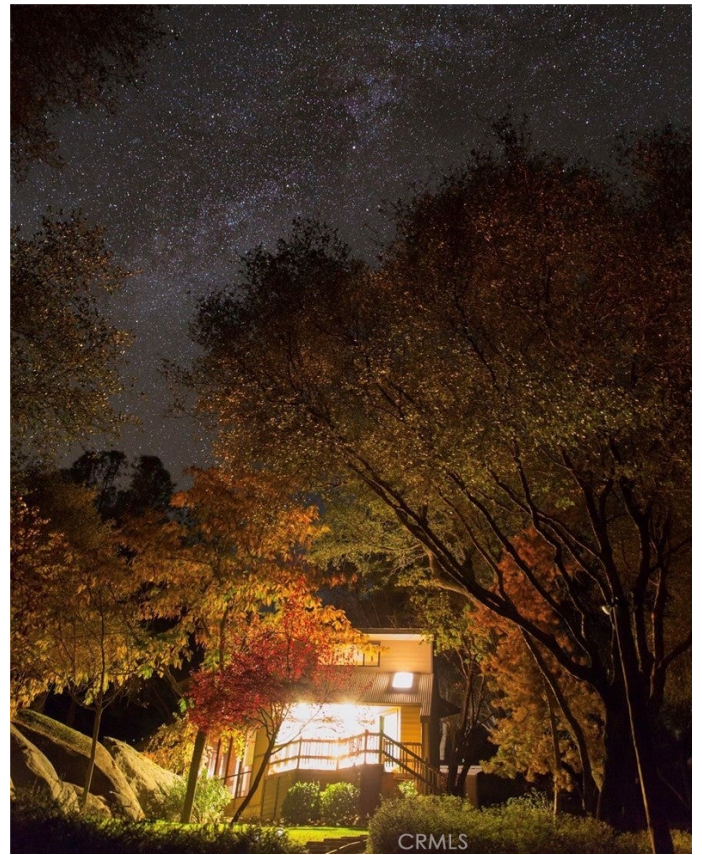
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## \$575,000

3 Bedroom, 2.00 Bathroom, 2,896 sqft  
Residential on 35 Acres

N/A, Mariposa,

This custom-built home uses its surrounding environment and smart design for comfort, beauty, and energy efficacy. The architect, builder, and owner were all committed to a passive solar design for climate control. The walls have six inches of fiberglass insulation and the entire home is wrapped in an additional one inch of styrofoam beneath the siding. The windows are double-paned and the ceiling is double sheet rocked to maintain both heat and cooling. For cloud-covered winter days, a high-quality cast iron wood stove adds sufficient heat to both levels due to the open design, including an opening to the upper level immediately above the wood stove. Brand new stainless steel kitchen appliances were installed in March of 2025. As you make your way upstairs, a quaint landing area centers three bedrooms and one expansive bathroom equipped with a bidet, soaking tub, walk-in shower, and a built-in laundry chute...what a dream! This home is water-efficient by design. In addition to an excellent well (100 gallons per minute at drilling), the home is plumbed for greywater. The greywater is permitted and available for irrigating trees. This home is fire-hardened and passed all CalFire inspections. The roof is steel and includes a sprinkler system added to a portion of the roof for additional fire protection. A lush lawn covers the south and west exposures, adding fire protection, cooling, beauty, and recreation. A 15,000-gallon pool is located above the house, offering a large water source and fun in



the sun! A gasoline-powered pump with a fire hose and nozzle can tap that resource and easily reach the home. The home is surrounded by 35 acres of rolling hills, sculpted rock gardens, and magnificent trees, affording both quiet and frequent visits by deer, quail, rabbits, turkeys, and multiple bird species. Yosemite National Park is only an hour away. Town and schools can be reached within 15 minutes. As you explore the southern property line, you will find a partial historic cattle ranch fence. Mariposa County is rich with history and good people ready to welcome you home.

Built in 1982

### **Essential Information**

MLS® #	MP25071920
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,896
Acres	35.00
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Nichole Mcgrady
Listing Office	Mariposa Homes and Land Co.

### **Community Information**

Address	4461 Totokon Road
Area	MP3 - Mariposa 3
Subdivision	N/A
City	Mariposa
County	Mariposa
Zip Code	95338

## Amenities

Utilities	Phone Available, Cable Available, Electricity Available, Propane, Water Available
View	Creek/Stream, Hills, Meadow, Mountain(s), Pasture, Rocks, Trees/Woods
Waterfront	Creek
Has Pool	Yes
Pool	Above Ground, Private, Solar Heat
Security	Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)

## Exterior

Exterior	Adobe, Brick, HardiPlank Type, Wood Siding
Exterior Features	Awning(s), Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Agricultural, Garden, Gentle Sloping, Rocks, Rolling Slope, Secluded, Trees
Windows	Atrium, Double Pane Windows, Garden Window(s), Screens, Stained Glass, Wood Frames
Roof	Metal
Construction	Adobe, Brick, HardiPlank Type, Wood Siding
Foundation	Permanent, Raised

## Interior

Interior	Carpet, Tile, Wood
Interior Features	Walk-In Pantry, All Bedrooms Up, Atrium, Beamed Ceilings, Brick Walls, Built-in Features, Multiple Staircases, Pantry, Storage, Utility Room
Appliances	Gas Range, Refrigerator, Dryer, Washer, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Free-Standing Range, Freezer, Self Cleaning Oven, Water Heater
Heating	Baseboard, Solar, Wood Stove
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Free Standing, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Mariposa County Unified
Elementary	Mariposa
High	Mariposa

## Additional Information

Date Listed	April 10th, 2025
Days on Market	97
Zoning	220
Short Sale	N
RE / Bank Owned	N

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