

# \$350,000 - 3260 Westfall Road, Mariposa

MLS® #MP25100403

**\$350,000**

4 Bedroom, 3.00 Bathroom, 1,941 sqft

Residential on 6 Acres

N/A, Mariposa,

Your peaceful escape in the pines just got even more affordable!

Welcome to your serene woodland retreat, nestled on 6.29 acres of towering pines and natural privacy. With a brand new price of \$350,000, this one-of-a-kind property offers incredible value for buyers seeking space, versatility, and quiet mountain living.

## More Than Meets the Eye

While county records show 3 bedrooms and 3 bathrooms, this home offers bonus space galore. The converted garage now serves as a massive primary suite with a walk-in closet, attached office, and an unfinished en-suite bathroom ready for your personal finishing touches. (Buyer to verify permits.)

Inside, you'll find a cozy and character-filled living room with vaulted ceilings, classic wainscoting, and a real wood-burning fireplace—perfect for crisp evenings in the mountains.

Step outside to a fully fenced backyard, covered front porch for morning coffee, and a shady back deck complete with a swamp cooler to keep things cool on summer afternoons.

Converted Master Suite in the remodeled garage has an expansive layout with two rooms and a walk-in closet, the bathroom needs some TLC around the bathtub area and office space

Second Bedroom Includes its own half bath and walk-in closet (perfect for future laundry room)



Third & Fourth Bedrooms are spacious with large closets and lots of natural light

Versatile Outdoor Living & Bonus Structures:

Detached Laundry Room behind the main house

Two Outbuildings — one with checkered flooring, ideal for a workshop, studio, or hobby space

Huge 2,000 sq/ft Metal Shop with roll-up doors and built-in shelving—perfect for equipment, storage, or large projects

Additional Highlights:

Paved driveway with easy access

Fire hose hookup for added safety

Attic storage space

Fully fenced 6-ft yard for pets or play

Propane service

Seller is open to making light bathroom repairs upon request, allowing for a smooth move-in

This property is perfect for anyone dreaming of a mountain homestead, full-time residence, or peaceful getaway. With room to grow, work, or create—plus a significant price drop—this is your chance to make it yours.

Now offered at just \$350,000 — don't miss this opportunity to own a truly unique retreat in the woods! Contact your agent today for a private showing.

Built in 1976

## Essential Information

MLS® # MP25100403

Price \$350,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,941

Acres 6.30

Year Built 1976

Type Residential

Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Kelly Salonen
Listing Office	Yosemite Realty

## Community Information

Address	3260 Westfall Road
Area	MP2 - Mariposa 2
Subdivision	N/A
City	Mariposa
County	Mariposa
Zip Code	95338

## Amenities

Utilities	Electricity Connected, Water Connected, Phone Connected
Parking Spaces	1
Parking	Driveway, Unpaved
# of Garages	1
Garages	Driveway, Unpaved
View	Hills, Mountain(s)
Pool	None

## Exterior

Lot Description	Horse Property, Irregular Lot, SixToTenUnitsAcre
Roof	Composition
Foundation	Permanent

## Interior

Interior	Laminate
Interior Features	Eat-in Kitchen, Bedroom on Main Level, All Bedrooms Down
Appliances	Propane Cooktop, Water Heater
Heating	Wall Furnace, Wood
Cooling	Attic Fan, Evaporative Cooling, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One

## School Information

District Mariposa County Unified

## Additional Information

Date Listed May 11th, 2025

Days on Market 81

Zoning 220

Short Sale N

RE / Bank Owned N

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