

# \$259,000 - 7306 State Highway 49, Mariposa

MLS® #MP25168414

**\$259,000**

2 Bedroom, 2.00 Bathroom, 810 sqft

Residential on 0 Acres

N/A, Mariposa,

Nestled in the scenic Sierra foothills, this charming and well-maintained 2-bedroom, 2-bath home offers the perfect blend of comfort, convenience, and location. Just minutes from the historic Gold Rush town of Mariposa and only a short drive to the majestic entrance of Yosemite National Park, this property is ideal as a full-time residence, weekend getaway, or investment opportunity.

Enjoy proximity to outdoor recreation with Lake McClure and Lake Don Pedro just a stoneâ€™s throw awayâ€”perfect for boating, fishing, and summertime adventures. For Merced commuters, the Mt. Bullion Cutoff provides quick and easy access down the hill, making daily travel a breeze. \*\*

Located just minutes from the Mariposa-Yosemite Airport, this property sits in a quiet yet convenient area with sweeping foothill views. The home is move-in ready and features a private well, engineered septic system, fenced yard for pets or gardening, and a covered carport for protected parking. \*\*

Whether you're looking to escape the city, enjoy nature-rich surroundings, or find a strategically located property with excellent commuter access, this home delivers on every level.



Built in 2022

## Essential Information

MLS® #	MP25168414
Price	\$259,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.39
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Julie Gerken
Listing Office	EXP Realty of California Inc.

## Community Information

Address	7306 State Highway 49
Area	MP1 - Mariposa 1
Subdivision	N/A
City	Mariposa
County	Mariposa
Zip Code	95338

## Amenities

Utilities	Sewer Connected, Water Connected, Electricity Available, Phone Available
Parking	Gravel, See Remarks
Garages	Gravel, See Remarks
View	Hills, Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s)

## Exterior

Exterior	Concrete
Lot Description	Back Yard, Rolling Slope
Roof	Composition
Construction	Concrete
Foundation	Raised

## Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, Main Level Primary, Walk-In Closet(s), See Remarks
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Mariposa County Unified
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## Additional Information

Date Listed	July 24th, 2025
Days on Market	44
Zoning	125
Short Sale	N
RE / Bank Owned	N

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