

\$657,720 - 2380 Old Highway, Catheys Valley

MLS® #MP25263695

\$657,720

2 Bedroom, 3.00 Bathroom, 2,268 sqft

Residential on 12 Acres

N/A, Catheys Valley,

This beautiful, unique 12.38 acre retreat perched atop its own small mountain in scenic Cathey's Valley, just an hour from Yosemite National Park, is a vision from a bygone era when people used their own hands to build their dreams from magazine clippings and hand drawn plans. Inside the home you'll find whimsy and inspiration around every corner. With salvaged treasures from near and far incorporated into every detail, it is the perfect environment for an artistic refuge. With 2268 square feet of charming, creative details, this two bedroom, three bath home, with multiple flex spaces, offers many nice touches such as a solar water heater, radiant heat flooring, and a versatile layout. Every room shines with its own unique beauty, creating a home that could easily be a museum. Outside, the 360 degree endless vistas will take your breath away from sunrise to sunset.

The upstairs primary suite features a sun-soaked sitting room, walk-in closet, and a clawfoot soaking tub facing the mountains -- your own private sanctuary. A large west-facing office offers stunning sunset views. In addition to the unique indoor features, the outdoor living is exceptional: stone patios woven into native boulders, a deck built around a majestic oak, summer-blooming trees, and vistas stretching from Mt. Bullion to the Coast Range. A detached two-story garage/studio, pole barn,



fencing, water storage system, and solar hot water complete the property. Property is being sold as-is in its current and present condition. This pro-active seller has paid for a home, pest, septic and well inspection to provide to buyer to ensure a quick and smooth escrow.

Come take a look and make this unique treasure your home for the holidays!

Built in 1979

Essential Information

MLS® #	MP25263695
Price	\$657,720
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	2,268
Acres	12.38
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Closed
Listing Agent	Courtney Twiss
Listing Office	EXP Realty of California Inc.

Community Information

Address	2380 Old Highway
Area	MP5 - Mariposa 5
Subdivision	N/A
City	Catheys Valley
County	Mariposa
Zip Code	95306

Amenities

Parking Spaces	2
Parking	Garage, Gravel, Storage

# of Garages	2
Garages	Garage, Gravel, Storage
View	Hills, Meadow, Mountain(s), Panoramic
Pool	None

Exterior

Exterior	Wood Siding
Lot Description	Horse Property, Pasture, Rolling Slope, Secluded, Sloped Down
Roof	Metal
Construction	Wood Siding

Interior

Interior Features	Primary Suite, Walk-In Closet(s), Main Level Primary, Multiple Primary Suites, Utility Room, Workshop
Appliances	Dishwasher, Electric Range, Refrigerator, Trash Compactor
Cooling	Ductless
Fireplace	Yes
Fireplaces	Living Room, Family Room, Pellet Stove, Wood Burning
# of Stories	2
Stories	Two

School Information

District	Mariposa County Unified
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Additional Information

Date Listed	November 24th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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