

# **\$287,500 - 3442 Minnesota Trail, Frazier Park**

MLS® #SR23226449

**\$287,500**

3 Bedroom, 1.00 Bathroom, 1,170 sqft

Residential on 0 Acres

N/A, Frazier Park,

**CHARMING, COZY, MOUNTAIN RETREAT WITH AMAZING VIEWS!** If you've been dreaming of a warm, welcoming, mountain cabin, a small town community, four seasons, clean air, and starry nights, then don't miss out on this meticulously cared for, turnkey, lovely home. Whether you're looking for a full time residence, weekend getaway, or investment property, this is truly a unique gem. The beautiful open concept living area is enhanced by the tongue and groove knotty pine high ceiling, which adds so much character to the inviting space. There are two bedrooms and a full bath on the main floor, with a loft which is set up as a bedroom as well (tax assessor's office has the home as a three bedroom, however the loft does not have a closet). The kitchen features pine cabinets, a gas range, dishwasher, refrigerator, and microwave. Outside, you will enjoy the views from your covered side patio, or from the newly refinished front deck. A shed is included for your storage needs. Pride of ownership is apparent here. All furniture, including beds, are available if buyer is interested. Quietly nestled away from the business area of town and within walking distance of the park, library, and trails. Less than an hour from Santa Clarita or Bakersfield. Come check out this great property!



Built in 1976

## **Essential Information**

MLS® #	SR23226449
Price	\$287,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,170
Acres	0.08
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Carla Bertram
Listing Office	Frazier Mt.Real Estate

## Community Information

Address	3442 Minnesota Trail
Area	FRZ - Frazier Park
Subdivision	N/A
City	Frazier Park
County	Kern
Zip Code	93225

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	On Site
Garages	On Site
View	Hills, Mountain(s), Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Wood Siding
Lot Description	Sloped Up
Windows	Double Pane Windows
Construction	Wood Siding

## Interior

Interior	Laminate
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Interior Features	All Bedrooms Down, Furnished, High Ceilings, Loft, Open Floorplan
Appliances	Microwave, Refrigerator, Water Heater
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
Fireplaces	Free Standing
# of Stories	2
Stories	Two

## School Information

District	EI Tejon Unified
Elementary	Frazier Park
Middle	EI Tejon
High	Frazier Mountain

## Additional Information

Date Listed	December 15th, 2023
Days on Market	392
Zoning	R-1
Short Sale	N
RE / Bank Owned	N

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