

\$325,000 - 6632 Ivins Drive, Frazier Park

MLS® #SR25034666

\$325,000

2 Bedroom, 2.00 Bathroom, 996 sqft

Residential on 0 Acres

N/A, Frazier Park,

CHARMING AND INVITING HOME WITH LOTS OF CURB APPEAL!! This 2 bedroom 2 bath single story home has an open floor plan including many enchanting features that make this a wonderful and cozy mountain home. The kitchen is spacious with tile floors, lots of oak cabinetry and plenty of counter space plus an island. The living room boasts knotty pine ceilings with recessed lighting and a lovely stone gas fireplace and hearth adorned with a rustic wood beam mantle. The primary bedroom has a large walk-in closet with custom cabinets and shelves as well as a skylight, and French doors that open to the private back patio where you can enjoy your morning coffee and mountain views. Across the hall you'll find a bathroom and second bedroom. The yard is fully fenced and beautifully landscaped with drought tolerant plants and trees, curved retaining walls and nice concrete and stone work. The long driveway offers ample parking and leads to the detached garage, which includes a separate room that would make a great workshop, art studio or mancave and there's even a chicken coop in back! Located just 40 minutes from Santa Clarita and Bakersfield, in a small mountain community where you can have a slower paced lifestyle with dark starry nights and 4 seasons of beautiful nature, this sweet home is a MUST SEE!

Built in 1978



Essential Information

| | |
|----------------|-------------------------|
| MLS® # | SR25034666 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 996 |
| Acres | 0.11 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Cottage |
| Status | Closed |
| Listing Agent | Laura Raymond |
| Listing Office | Frazier Mt.Real Estate |

Community Information

| | |
|-------------|--------------------------|
| Address | 6632 Ivins Drive |
| Area | LWDS - Lake of the Woods |
| Subdivision | N/A |
| City | Frazier Park |
| County | Kern |
| Zip Code | 93225 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Water Connected |
| Parking Spaces | 1 |
| Parking | Driveway, Workshop in Garage |
| # of Garages | 1 |
| Garages | Driveway, Workshop in Garage |
| View | Hills, Mountain(s), Neighborhood |
| Pool | None |

Exterior

| | |
|-----------------|--|
| Exterior | HardiPlank Type |
| Lot Description | ZeroToOneUnitAcre, Back Yard, Landscaped |
| Roof | Composition |
| Construction | HardiPlank Type |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Laminate, Tile |
| Interior Features | Ceiling Fan(s), Open Floorplan, Recessed Lighting, All Bedrooms Down, Walk-In Closet(s), Tile Counters, Workshop |
| Appliances | Dishwasher, Gas Oven, Gas Range, Tankless Water Heater |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| Fireplaces | Gas, Living Room |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|------------------|
| District | El Tejon Unified |
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Additional Information

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|-----------------|---------------------|
| Date Listed | February 14th, 2025 |
| Zoning | R1 |
| Short Sale | N |
| RE / Bank Owned | N |

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