

# \$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

District	EI Tejon Unified
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## Additional Information

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

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