

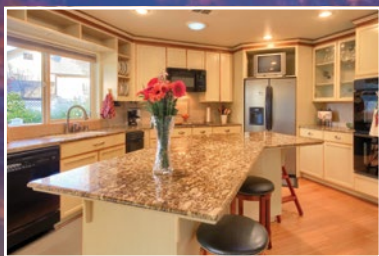
FREE - Take One!

Yosemite Gateway Branch
of the Fresno Association of REALTORS®



REAL ESTATE GUIDE

Serving Sierra Foothill Mountain and Central Valley Areas



It's a Seller's Market... Listings Wanted

\$647,500
MLS#553385-17

For Sale By **Julie Gerken**

CalDRE# 01738657

Twiss Realty



See the Inside Front Cover for More Information on This Home!



www.fresnomls.net | View this magazine online at <http://fresnomls.net/yosemite-branch>



Madera County & Southern Yosemite



**It's a Seller's Market,
Prices are HIGH and
Buyer's are on the
lookout!**

Contact Julie Gerken at (209)628-0830
to get your home SOLD

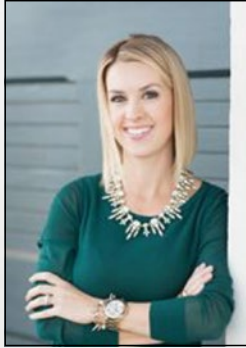


Stunning 4bed/3bath, 3,394 sq ft home on 1.088 acres near golf course in Ahwahnee. 2 levels of Extended Family Living, with a Beautiful Deck overlooking the pond.

\$647,500 MLS#553385-17

PRESIDENT'S MESSAGE

2021 Real Estate Market Outlook



Annie Foreman, 2021 President
The Fresno Association of
REALTORS®

Happy New Year and Cheers to 2021.

Despite a challenging past year the local real estate market thrived. Our inventory over the last year is down over 50% whereas the amount of properties in escrow is up nearly 20%. That brings our Months Supply of Inventory to just 1 month (3-6 Months Supply of Inventory is a balanced market).

Due to the lack of homes for sale, the average amount of days on the market is down 43% from last year with an average of 28 days on the market. Historically low interest rates are great for both buyers and sellers alike and the forecast calls for stellar rates to continue.

Median sold price is up 16.4% from last year. As you can gather it is a great time to list your property for sale if you have been thinking about making a move. Despite the lack of choices for many buyers now is still a great time to be looking for a home due to phenomenal interest rates.

Be sure to use a REALTOR®, who abides by the Code of Ethics, has their pulse on the market, understands the required forms and knows the area and inventory like the back of their hand to guide you in your real estate transactions.

Annie Foreman, 2021 President
The Fresno Association of REALTORS®





CalDRE# 01477156

Call any of our LOCAL professional REALTORS®

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Theresa Wilson (559)760-3715 CalDRE#01217124	Darlene Herr (559)760-8141 CalDRE#02071769	Melissa Zamorano (559)365-6894 CalDRE#02081978	Steve Welch (559)642-3610 CalDRE#00429630	Bass Lake Office (559)642-3600 CalDRE#01477156



MOUNTAIN VIEWS

Cul-de-sac location affords privacy. Year round paved access, just miles to Bass Lake where you'll find recreational activities such as boating, water sports, hiking and just 15 minutes to Oakhurst for shopping & restaurants. Power available at property.

CRMLS #MD19194594
FARMLS #534060 -50

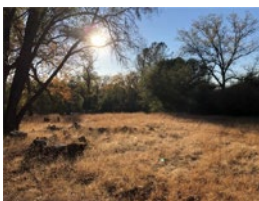
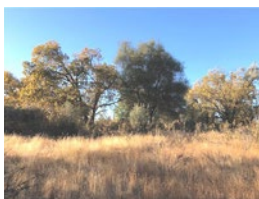
BUILD YOUR DREAM HOME \$48,000

Melissa Zamorano

melissazamorano559@gmail.com

CalDRE# 02070687

559-365-6894



GENTLE 8.68 ACRES

Parcel has views of surrounding mountains, a variety of trees including oak, cedar and pine. Approximately 10 minutes to Bass Lake. Enjoy the wild life that lives in the area. All paved road up to the lot. Power available on the road. Per Seller a 300ft. good producing well is on the property and phone line installed. A shed and a storage tank (not in use) available on the property. Per seller, once had a septic permit and test hole. This lot offers mostly usable areas to develop.

CRMLS# MD20241996
FAR MLS# 551243-50

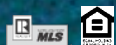
SMALL RANCH PROPERTY \$129,999

Dee Salazar

deesalazar2@gmail.com

CalDRE# 01934443

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VACANT LAND FOR SALE



OAKHURST VIEW COURT

Views are the name of the game for this vacant parcel in Oakhurst, California! Electricity at the street, plus a shared well provides water, 3.63 acre parcel overlooking Deadwood Mountain. Good for building, private end of cul-de-sac location. Amazing views! Call today!

\$69,500

MLS# MD20142479 FAR MLS# 544985-10



Beth Carver, GRI
Managing Broker
CalDRE# 01033334



CalDRE# 01477156

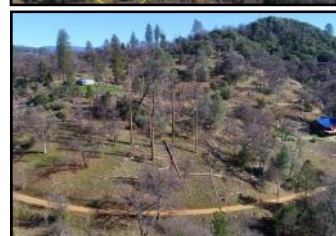
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Text: 559-658-1784

Beth@BassLakeRealty.com



All listings are available to show. We follow Safe Practice Guidelines. Text me for details.



SERPA CANYON RD, COARSEGOLD

9.5 acre parcel in Coarsegold, California, centrally located for access to Fresno, Oakhurst, Bass Lake, and Yosemite National Park. This parcel has a very secluded feel, but has easy access to Highway 41. One building site sits on a knoll with mountain views, with possibilities for horses or recreational vehicles. Power and phone are at the property, year round access.

\$79,999

MLS# MD20018200 FAR MLS# 536480-20



FINEGOLD CREEK DR

This property is located in the prestigious and sought after Teaford Meadows Ranch, less than 5 miles from beautiful Bass Lake. The property is just under 3 acres and is very flat and usable with a seasonal creek along the back. Pick your spot to build your house and enjoy this quiet mountain neighborhood.

\$110,000

MLS# MD20107115 FAR # 543094-50



BOLLINGER PLACE

Prime location! Close to Yosemite, Bass Lake and town! Two parcels next to each other one is .6 of an acre and the other is .64 of an acre. On Hillview water and Madera sewer system, electricity at the property. Beautiful family friendly neighborhood. Price includes both parcels.

\$50,000

MLS# MD20012199 FAR # 536103-10



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CalDRE License 01204217



(559) 683-8381
40982 Hwy. 41, Suite 7
PO Box 2011
Oakhurst, CA 93644

YosemiteWestRE.com



YOSEMITE WEST



PRIVATE 5 ACRES

Isolated location (good five miles from paved road) with just one neighboring home and off-the-grid is ideal for someone seeking solitude with nature. Summer access is by car; winter conditions (rain/snow) may require specialty vehicle to access, giving you an even greater sense of seclusion. Imagine having your own cabin with room for gardening, a deck to enjoy sunset views and Merced River Canyon, and actually being able to hear the 'sound' of silence. Unique opportunity—don't miss out!

MLS#525081-16 \$175,000

NORTH FORK



DEER HAVEN OFFERS MINI-RANCHES WITH VIEWS, PRIVACY

Come to Deer Haven and enjoy its special atmosphere, while you choose which of four select homesites you'll want to make your own. Hill Top and Vista Knoll are about 4 1/2 acres, Old Mill View is 5.9 acres, and Cedar Springs is more than 11 1/2 acres in size; Hill Top and Old Mill View share a well (drilled); each of these have paved road access and driveway edge. Electricity is on property, with show pads in place for each homesite. If you'd like a small orchard and a vegetable garden, Vista Knoll would work well. Hill Top provides a top-of-hill setting for your home, with distant views. Old Mill View's likely homesite is just around the bend, with across-the-canyon views and room for a garden, while Cedar Springs offers several well-secluded homesites, along with plenty of space for animals. Great location for commuting, as well as easy access to recreation (Yosemite, Bass Lake, Sierra National Forest, Redinger Lake), make these properties perfect either for year-round or vacation use.

MLS 535880-50, 535884-50, 535886-50, 535889-50 \$140,000 to \$275,000



IN ESCROW!



HUGE SHOP!

STUNNING THROUGHOUT!
Beautiful custom home w/huge 2000+/- sq. ft. detached shop. This 3000+/- sq. ft. home was remodeled in 2013. MLS#546062-10 \$599,000

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GREAT HOME & BEAUTIFUL PROPERTY!
If you are looking for a place to call home, living in peace and serenity with beautiful pines, oaks and cedars. MLS# 551672-17 \$459,000



BEAUTIFUL 10+ ACRES!
Now is the perfect time to build your dream home or homes! This 10.19+/- acres has 2 roughed in pads. MLS#546405-20 \$109,000



VIEWS!

GREAT SPOT TO BUILD!

Great location for commuters! Very nice 4.55+/- acres just off Highway 41 south of Coarsegold. MLS#547163-20 \$59,500



2 HOMES ON 1.1+/- ACRES!

Main home remodeled down to the studs in 2006 w/new electrical, plumbing, kitchen & additional BA. MLS#551367-17 \$388,000



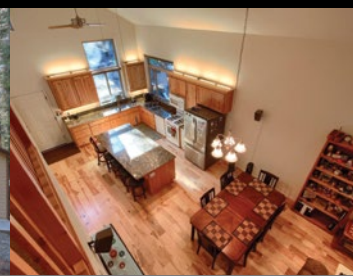
IN ESCROW!

WONDERFUL HOME & SHOP!
Not only a home but a huge shop as well! Here it is 3 bedroom, 2 bath 1492+/- sq. ft. home built in 1987. MLS#550754-10 \$439,000



GREAT VACATION HOME

WAWONA MOUNTAIN RETREAT IN YOSEMITE NATIONAL PARK!
This 2013 custom built home has 3 nice sized bedrooms, 2 bathrooms with 1420+/- sq. ft. and additional 400+/- sq. ft. loft for added comfort. Large front deck to entertain from. And plenty of room to park on this large .24+/- acre lot. MLS# 551490-15 \$950,000



55+ PARK

COME & CHECK IT OUT!

This wonderful 2001 Anniversary edition is 1539+/- sq. ft. 3 bedroom, 2 bath manufactured home. MLS#550864-20 \$99,500



REMODELED!

LIKE NEW!
Just completed this impressive home from top to bottom. This beauty offers 2450+/- sq. ft. 4 BDs. 2 master suites. Sitting on 1.47+/- acres. MLS#536707-20 \$432,000



IN ESCROW!



GREAT PARK!

PRICED TO SELL!
1492+/- sq. ft. 3BR, 2BA manufactured home with not only a 2 car garage but addtl carport. MLS# 549355-20 \$109,000



REDUCED!

CLEAN & CUTE!
Here it is clean and cute! This very nice 2 bedroom, 2 bath 800+/- sq. ft. home was updated in 2019. MLS# 550627-10 \$47,750



IN ESCROW!

WON'T LAST LONG!
Very Nice 3 bedroom, 2 bathroom, 1360+/- sq. ft. home built in 1980, located in Broadview Terrace. MLS# 551846-10 \$247,500



GREAT OPPORTUNITY!



SUCCESSFUL WESTERN SIERRA NURSERY!

Well established and highly successful independent garden center nestled in the Sierra Nevada Foothills located in Oakhurst just 12 miles from the south entrance of Yosemite National Park. With exceptional reputation and involvement serving the mountain communities with all their gardening needs since 1987. Beautiful garden center sits on 2 separate parcels totaling just under 2 acres. MLS# 547788-10 \$850,000



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GREAT VIEWS! Be sure to walk out on this property to the Rock Shelf and take in the 180+ degree views towards the Sierras. This property offers fantastic unobstructed views! Easy access to a large level area for your home site. Be sure to check this one out, for a great price and a great location. MLS# 545618-22 \$65,000



CUTE LITTLE CABIN NEAR YOSEMITE AND BASS LAKE! Older but very cute 2 bedroom, 1 bath on the main level with a 3rd bedroom and 2nd bathroom on the lower level and lots of storage area off of the downstairs bedroom. The lower level is access from outside but does have its own driveway to this level. The laundry and storage area are right off the kitchen and dining room for easy access. Enjoy the large covered back patio. MLS# 549411-15 \$229,900



HAVE YOU DREAMED OF LIVING IN THE MOUNTAINS in a log cabin? Well now is your chance! This beautiful log cabin is very spacious, with having an open floor plan, large logs throughout the home, 6 bedrooms, 3 baths and a laundry room that could double as a music room, small class room, study or whatever you want. The kitchen cabinets are built to last with easy close hinges and slides, along with having the wood stove centrally located. MLS#552742-17 \$475,000



WHAT A GREAT OPPORTUNITY TO BUILD YOUR OWN HOME IN YOSEMITE, all while bordering a large 40+/- acre parcel to help maintain your privacy and views. A lot more here to see once you are on the property! With having the ability to build a gentle slope to your driveway with 4 parking stalls and designed for room to turn around. MLS# 551773-15 \$200,000



GREAT OPPORTUNITY HERE with 2 manufactured homes on a very level all usable 3.32+/- acres, fenced and cross-fenced. The home in the back is a 1969 Champion that is fully furnished, with an add-on large screened-in game room and also has drop down solid window coverings. Covered porch for just relaxing and looking over the back area of the property. MLS# 550388-17 \$180,000



THIS HOME DOES OFFER BASICALLY 2 MASTER BEDROOMS, one at each end of the home. This home has potential. With some updating, you will enjoy the view from the front porch, relaxing in the living room with rock fireplace with insert and it has a kitchen with convenient laundry room. Very well built with a 13+/- year new roof. Once entering the paved driveway through the gate. MLS# 552876-17 \$395,000



Jacque Hohweiler, GRI

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STUNNING HOME WITH POOL!

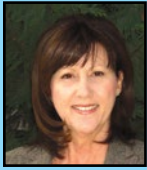
One of the Most Amazing Homes in Mariposa County foothills is situated on 7.06+/- gorgeous acres, with mountain views & National Forest just at the driveway. This 4180+/- sq. ft. Mediterranean style home offers 5 bedroom suites each with their own BA & walk-in closet. The radiant flooring has a combination of Italian tiles & Berber carpet throughout, high ceilings, surround sound, P.A. system, extra wide halls, arched entries & propane fireplaces in both the living room & the spacious Master. Master suite has a closet in its own room (could be additional BD). The whirl pool tub, on demand hot water & luxurious BD make this room jaw dropping. The chef will love the island kitchen with 2 sinks, top of the line stainless appliances, granite counters & under cabinet lighting. Enjoy the home gym, office, security system, & solar equipment.. MLS# 547352-81 \$1,172,000



HORSE PROPERTY IN AHWAHNEE!

This custom 1824+/- sq. ft. home is situated on 5.73+/- acres with beautiful snow capped mountain views. With 3 bedrooms, 2 bathrooms - 1 bedroom and bath being on the main floor. The country kitchen is open to a large dining area and adjacent utility room. There is a cozy living room with a wood stove and stone hearth for cold winter nights. Also an attached 400+/- sq. ft. garage which allows single car parking and the rest of the area can be used for a shop. The fenced back yard has a covered concrete porch and fruit trees, perfect for pets. Out front is another covered porch which looks out to the 3 stall horse barn, tack room and fenced area for grazing. The beautiful riding arena is paneled and approximately 150' x 280'. All of this plus such a nice shop building approximately 24' x 40' with an attached shed of about 12' x 40'. You will be living at back door to Yosemite and nearby riding trails. MLS# 550464-17 \$450,000





Joyce Cortez, REALTOR®

Cal DRE# 01314164

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BEAUTIFUL MOUNTAIN VIEWS from this 9.07+/- acre parcel located in Coarsegold. Enjoy a glass of wine watching picture perfect sunsets. Established entrance off Vista Benita the property includes two large building pads. This area, commonly known as Quartz Mountain, has an established water district. Water, electric and phone is located at the street. Easy commute to Fresno or Oakhurst! With builder confidence at a high, this is the perfect property for you. Build now or later! MLS# 550054-20 \$167,000



PANORAMIC VIEWS! 3.75 +/- acres with views of the Sierras just above the town of Oakhurst. A large pad is ready for your dream home with area remaining for a large shop. Sewer is paid and on standby. Water is on the property. Electric is at street. Very private area with easy access to Highway 41. Roads are paved to the property. Close to shopping, banking, restaurants just minutes to Bass Lake & Yosemite National Park. MLS# 546919-10 \$195,000



WONDERFUL VIEWS to look at for the rest of your life. Come build your home in the hills. Enjoy the deer and wildlife. This almost 2 acre lot is in Yosemite Lakes Park with water and power at the street! Come and enjoy the golf course, hiking trails, pool and clubhouse. MLS# 545076-22 \$16,000



IF YOU VALUE PRIVACY & SECLUSION, this home is for you. Situated on 40 acres w/ incredible views of the Sierras. An annex of Bass Lake, Wishon is just 3+/- miles to Bass Lake & Manzanita Lake where recreation includes swimming, boating, fishing, hiking trails & more; a 4-season mountain community w/great schools. Seasonal creeks, graded roads & manicured brushed areas expose the beauty of this sub-dividable property. Partially fenced & cross fenced w/an electric entry gate. MLS# 544229-51 \$639,000



Janet Wheeler
Broker/Associate

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j.wheeler@c21ditton.com

CENTURY 21

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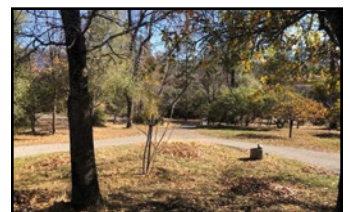
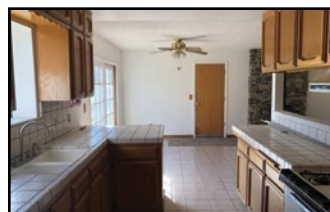
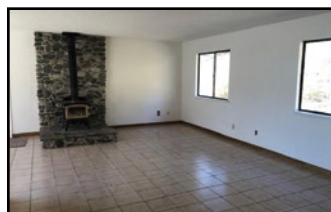
North Fork, Oakhurst, Bass Lake & Coarsegold!



CHARMING COTTAGE NEAR BASS LAKE! This recently renovated home is just 2 miles from the boat launch. Cute and cozy 2 bedroom, 2 bath home with living room that opens to a screened-in porch. Fully equipped kitchen with stainless steel appliances, tile counter tops and floors. Family room with a breakfast bar and wood stove on newer rock hearth. Laundry room with sink. Large wrap around deck. Detached carport. Nice quiet location! MLS# 552538-52 \$270,000



BREATHTAKING VIEWS FROM 2 SIDES of this beautiful 3+/- acres near North Fork! Snowcapped mountain views from the front & valley views w/city lights at night in the back. Immaculate 3 BD, 2 BA home featuring an open floor plan. Spacious living room & family room that both open to the fully equipped kitchen. Utility room w/pantry. Master suite w/2 walk-in closets. Awesome sun room w/lots of windows to enjoy those great views! Covered patio area & an attached 2 car finished garage. MLS# 548430-50 \$399,900



BEAUTIFUL SETTING JUST A FEW MILES FROM BASS LAKE! 3 bedroom, 2 bath ranch style home has been recently painted inside and out with a spacious floor plan, kitchen that opens to the living room, tile floors and counter tops and new carpet in the hall and bedrooms. The master bedroom has an ensuite bathroom with walk-in closet. Attached 2 car finished garage. Very pretty 2.71+/- acres covered in beautiful Black Oaks with a paved driveway and a garden area. Great location just minutes from the Bass Lake boat launch. MLS# 552416-52 \$345,000



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Approaching Yosemite but still close to Bass Lake and Oakhurst! Family memories will be made enjoying the warmth of the rock fireplace in the living room, and visiting on the large wood deck savoring bird song and wildlife. You'll love the easy to maintain tile and laminate flooring in the living areas and downstairs master, which boasts a private sink/vanity. Both upstairs bedrooms access private balconies. New Heat and A/C in 2020, low maintenance yard, and some furnishings complete the package.

\$332,500 MLS#553509



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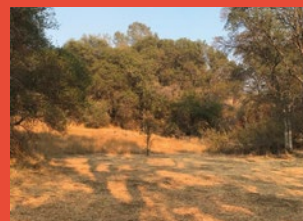
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Spectacular hillside 30,000sf lot with Panoramic unobstructed views of Millerton Lake. One of a kind setting just waiting for your custom home. \$78,888 Ref#553066-90



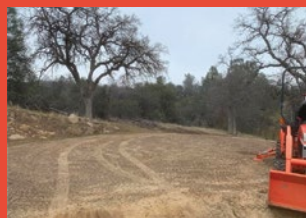
A gorgeous view, 94 acres located near Sherwood Forest Golf Course and can be seen from the School House Restaurant. \$250,000 Ref#552539-90



Lovely 2.85-acre parcel at the end of the cul de sac. This quiet location is close to main roads and is ready to go with a shared well, storage tank, power and septic! \$79,000 Ref#549998-20



3bd/2ba large open concept living and dining room and large workshop at the base of the property. The garage has been converted into a bonus room. \$380,000 Ref#549677-90



You'll be amazed when you drive into the entrance of this property and see the seasonal creek, beautiful rock outcroppings, and building site at the top of the property. \$89,900 Ref#536308-20



5bd/4ba home on the Kings River complete with a personal island retreat, detached bonus room complete with it's own bathroom and much more. \$899,900 Ref#536811-90



Private setting, 4/3, gourmet kitchen w/ center island, 2 cooktops, impressive family rm. w/fireplace, wood beams, skylights, both w/amazing views of the river. \$1,230,000 Ref#525655-90



5.62 acres located right off 168 and Shepherd. Currently there is a home on the property but it is inhabitable. \$999,999 Ref#552258-90

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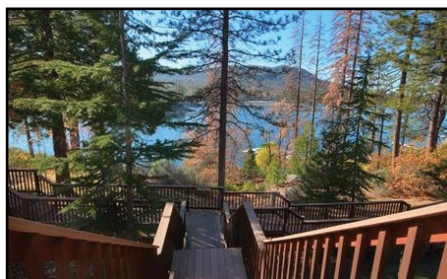
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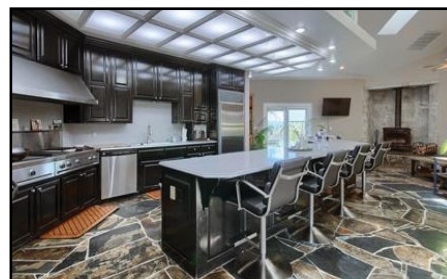
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BASS LAKE MARINA VIEW "FURNISHED" LAKE FRONT HOME!!!

Two levels of quality & comfort! Main level has an open great room concept with pine beamed cathedral ceiling & rock fireplace from floor to ceiling. The kitchen has quartz stone counters & a Viking 6 burner stove. Windows galore to enjoy the lake view! Two bedrooms 1 1/2 bath on the main level. Walk out on the large inviting deck! The lower level has 2 bedrooms & 2 bathrooms & a den with a brick fireplace & lopi insert, tile bar counter with cabinets, bar, refrigerator & wine rack. The den has a tile floor and wood beamed ceiling. Bridged walkway to the boat docks & boat slips at the private gated Marina View Recreation Area!!! This home is "beautifully finished"! Sale includes 25 "paid for" Telsa solar panels. Located near Bass Lake dam where the water is the fullest and the lake is the quietest. An ideal location! \$1,200,000 MLS#551866-40



PRIVATE SPECTACULAR COARSEGOLD HOME WITH INCREDIBLE VISTA VIEWS!

Do you want a open great room? This is one fabulous home with 12 skylights, built in China cabinets, heat from the wood stove, sliders to the new huge wrap around deck. Spacious kitchen has a Thermador Professional propane 4 burner stove with grill & wok. Subzero refrigerator, granite counters that 8 stools will easily fit. Separate den has crown molding & detail wood work design & a closet with built-in drawers & cabinets. Huge laundry room with a sink, cabinets, built-in hampers & ironing board. Two master bedrooms. The massive master bedroom has a dressing room, office w/built-in drawers & slider to the deck. Master bath has a double shower & jetted spa! The main level is 4330SF, 2 bedrooms, 2.5 baths with attached finished 4 car garage. The lower level Apartment is approx. 1000SF, newer 2 Bedroom, bath, Living & Dining area, kitchen & 1 car attached garage. Ideal as a vacation rental! All this on a gated, very private 9.22AC with a rock waterfall & inviting outdoor kitchen!!! Too many amenities to list! \$899,000 MLS#543056-20



HARD TIMES RANCH SUBDIVISION

Located only 4 miles to the public boat ramp at Bass Lake! Actually each 5 acre parcel is beautiful with oaks, pines, cedars and manzanitas! Each parcel has its own private well! Two prestigious custom homes have already been built in this subdivision. Two parcels have a spring fed creek flowing through the parcels. All homes must be 2,200 SF or larger per the CC & R's. Parcel prices start at \$125,000! **Seller financing available** with 30% down! Build your dream home on one of these beautiful parcels. MLS#529479-50

CENTURY 21

Golden Chain Realty

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Oakhurst, California 93644

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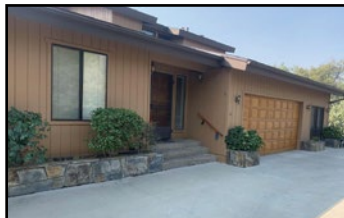
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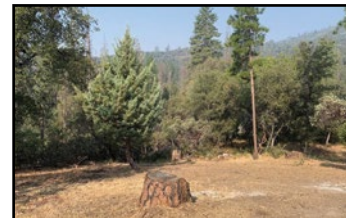


DYAN MELANSON
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dyan68@gmail.com
CalDRE #01145267



CUSTOM BUILT ON 10 AC. W/VIEWS!

Between Mariposa and Oakhurst, quality built, designed by an engineer and his wife. This craftsman built home sits on 10 beautiful private acres with seasonal stream, pond, pines, oak and manzanita trees. Property borders BLM land Home features 3 bedrooms, 2 1/2 baths, hardwood floors, tongue and groove ceiling, dining room with floor to ceiling windows. Master suite is on main floor with newer walk-in shower. A beautiful slate chimney with wood insert awaits you in the living room. Deluxe sunroom off living room with slate flooring and counters with sink. This home has lots of windows and well maintained decks to enjoy the views and breathe in the fresh mountain air. This home is handicapped friendly. The attached garage has high ceiling and a separate shop with heating and counters/cabinets and sink. A separate detached finished shop/garage with heat, 1/2 bath also included. Storage shed, pump house, and partially fenced and gated for privacy also included. MLS#54798-81



\$489,000



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TOP OF THE WORLD!

\$77,000

This 3.61 acre parcel has multiple building sites to take in stunning views of the Central Valley & Coastal Range. Rolling and gentle terrain with rock outcroppings and old oaks. Access is paved to the property and power and water hookups are there. MLS#544612-20

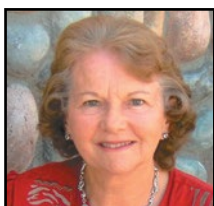


2 CAR GARAGE, 55+ PARK

"Move in ready" home has a two car garage and covered front porch with extended deck. The large private rear deck overlooks the meadow! Watch deer, cottontails and birds while having your coffee. The oversized master bedroom has a walk in closet and corner windows that brings in natural light. The master bathroom is also oversized with linen closet, stall shower and soaking tub. Guest bedroom is on the other side of the house. Large clubhouse with commercial kitchen, pool, spa, dog parks, sport courts and more. MLS#551314-20



\$124,900



DIANE JINES, Broker

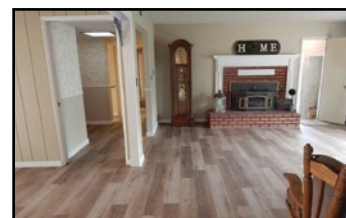
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LOVELY CUSTOM HOME ON 1.79 ACRES

Lovely custom home in Hillview Estates, 3 bedrooms 2.5 baths. complete with formal dining room, family room, cute breakfast nook, and a vintage bar. A very large game room including a pool table. Fresh paint inside with new drapes, carpets and laminate flooring as well. Some appliances could use some updating. There is a 2 car garage with shop area. 1.79 acres which is rather large for this area. All types of large mature trees and some landscaping that lends itself to fabulous spring flowers. Once had a spa that has since been removed but concrete pad and electrical still there. Private well, 2 leach lines, new rain gutters, asphalt drive and plenty of flower beds. One of the nicer areas in Oakhurst a must see and won't last. MLS#546114-10

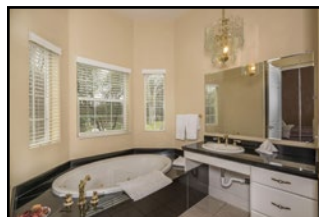
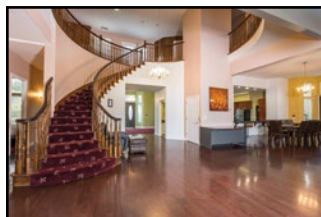


\$359,900



6 BEDROOMS 7 BATHS!

This spacious mansion offers easy access right off 41 to any family who loves visiting or living in the foothills. Each bedroom has its own bathroom which makes a viable option for a vacation rental or a group home. The home features an elevator, balconies on the north and south sides of the house, an open lay out, and plenty of room for entertaining. Sitting on two acres of land the property features 2 smaller storage cabins on the land. MLS#545186-20



\$999,000



ACREAGE, PRIVACY, VIEWS! \$359,000

This special property in North Fork has been recently remodeled with a new foundation, paint, laminate, tile flooring, interior touches, and brand new cool roof (saves energy!). This 2000+ sq. ft. 3 bdrm, 2 bath, 2 living room home sits on top of over 8 acres that is cross fenced for livestock. MLS#544220-50



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(559) 642-7271
DRE#01227924



MELANIE BARKER
(559) 760-3860
DRE#01460234



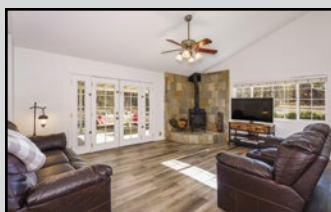
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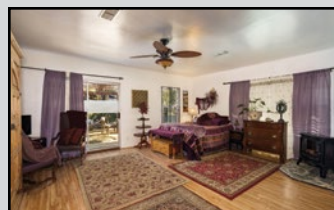


FANTASTIC OPPORTUNITY IN OAKHURST! Two homes w/Nelder Creek frontage and a huge shop! This is situated on 2.6 acres at the end of a cul-de-sac not far from town but feels like your own private retreat. The homes are updated and move in ready! So many possibilities! The shop is 3200 square feet and features 3 roll up doors, heating/cooling, a loft & an office. Take a look at the photos, the virtual tour and floor plans to see what this property has to offer! To see more visit www.tourfactory.com/2823406 MLS#551934-10 \$625,000.



FOUR BEDROOM HOME IN COARSEGOLD! This house is ready for you to add your personal touches to make it your home! Built in 2004, clean and move-in ready on a nice 1.1 acre lot! Brand new HVAC installed 9/20. To see more check out www.tourfactory.com/2818341 MLS#55115-22 \$295,000.

CUTE & CLEAN CONDO IN OAKHURST! The living room features laminate flooring and a fireplace. The unit has lots of storage closets. The gated community features an inviting swimming pool. Look at www.tourfactory.com/2814128 to see why you may want to make this your next home! MLS#550522-10 \$115,000.



SPACIOUS HOME WITH A DETACHED STUDIO! Granite counters in the well appointed kitchen. Bonus spaces include screened porch off the living room, shaded patio off the primary bedroom & covered patio. Light and bright with fresh paint in many areas, fenced yards, security gate, and too much more to list. This home is a must see! MLS#546492-20 \$449,000.

GREAT PROPERTY IN OAKHURST – This cute 3 bed, 3 bath home is on 1.16 acres, just 4 miles from town. The living room features a lovely rock fireplace and there is nice laminate flooring through most of the home. Big bonus room with separate entrance. The land is gentle w/ lovely trees & some incredible rock outcroppings. Check it out at www.tourfactory.com/2829975 MLS#553072-10 \$293,000.

In 2020 Gemini Real Estate Group participated in 54 sales with over \$16,000,000 sold. Our deepest gratitude to our loyal clients and we wish everyone a very successful 2021!



VACANT LAND

ONE ACRE IN THE HIGH COUNTRY!

This property is at the 6700 foot elevation w/ seasonal access due to snow. No power available so plan to be off the grid. MLS#548806-40 \$79,000.

Oakhurst Office

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Oakhurst, CA 93644

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CalDRE #01103054



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BEAUTIFUL CUSTOM HOME

Custom built 3 bed 3.5 bath home. Large Kitchen with beautiful granite counter tops, island, and stainless steel appliances. Sunroom and dining room with nice patios on both. Spacious bedrooms with a custom master bath that will blow you away with beautiful walk-in shower and jacuzzi tub. Downstairs features a large game room with bar, large extra full bath that could be a fourth bedroom. All on approx. 44 acres featuring 3 seasonal ponds and streams. Approx. 15' x 17' shop. Fenced and x-fenced. **\$749,000**

MLS#552803-20

Eve Lawson/Leanne Shaw
DRE#01718326/00886808



CUSTOM RANCH STYLE HOME

Custom 2369 square foot ranch style home with separated living room with woodstove insert, accompanied by a permitted added-on family room with pellet stove. Unique four bedrooms are split, with 2 on one end of the home and 2 on other. 3 baths, laundry room. Kitchen with breakfast bar, plus dining, and open to family room area. Very user-friendly 1.3 acres, with 3 car garage, plus workshop. Truly a unique corner lot with circular asphalt driveway. **\$364,500**

MLS#551242-10

Rick Jackson / DRE#01718285



COZY MOUNTAIN HOME

Spacious 4 bedroom 3 bath ranch style home located in Yosemite Lakes Park. Open floor plan, isolated bedroom and bathroom. Bay window in living room. Large brick fireplace, finished 2 car garage, and a red tile roof. Master bedroom has 2 walk in closets, home also offers great pantry and laundry room. There is an enclosure and large fenced area for your dogs. Concrete patio in the back off the dining area. This is a must see!!

\$339,900

MLS#549559-22

Bonnie Olsten/Bridget Balestra
DRE#01860491/#02089718



CRAZY PRICE REDUCTION!

WOW!!! Can't Miss these Views with this Perfectly Situated Property. Offering Maximum Views from your New Deck and Magnificent Sunrises and Sunsets. 3 Bedroom, 2 1/2 Plus 1 Bathroom Downstairs, 2142 + Sq. Ft. Large Formal living Room, Bonus Family Room, Dining Area open to All to visit while the cook performs. Large Master Suite, Double Sinks, Large Shower, Walk In Closet, Propane Fireplace at Eye Level for Enjoyment and Warmth in those winter days. Oversized Glass Slider to your Deck outside, A Plus is the Mini/Split System for Cool and Warm... **\$369,000**

MLS#548737- 22

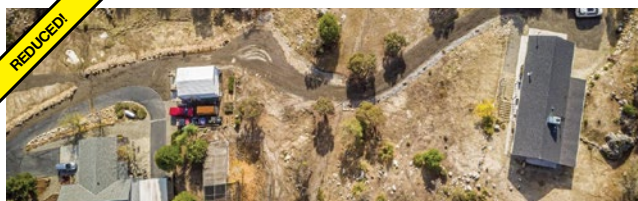
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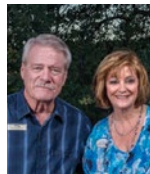
FEATURED AREA PROPERTIES...



2 HOMES ON 6.29+/- GORGEOUS ACRES!

Peace and quiet, stunning 180 degree views of the Sierra mountains and golden sunsets! If you are looking for the perfect in-law or rental income set up, then look no further! The main home is 2 master bedrooms, 2 baths with beautiful living room, kitchen with Granite counters and walk-in pantry. MLS# 552967-20 \$749,000

Dave & Debra Sprinkel (559) 285-9785 Century 21 Ditton Realty



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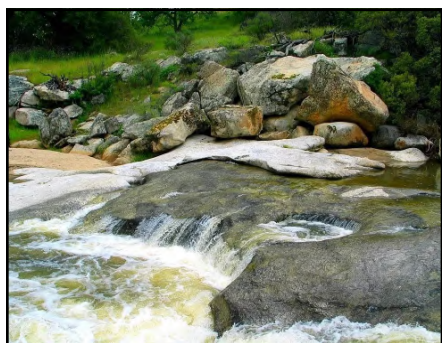


We are looking for agents to join our team!



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**17.49 ACRES USABLE ON
COARSEGOLD CREEK**

Land sits off HWY 41 near
Casino in Coarsegold.

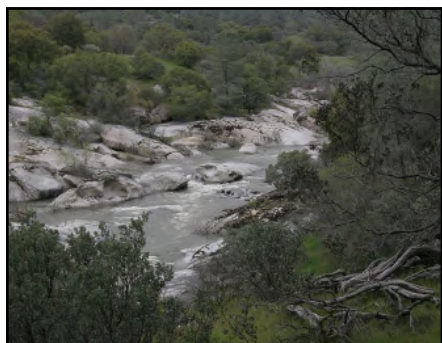
MLS #549852 \$220,000



**80 ACRES
WITH POND AND WELL**
Beautiful secluded land with
large year-round pond and
artesian well. Great for growing
things or running cattle.
\$180,000 MLS 527195



2 HOMES ON 113 ACRES
Usable land with river frontage.
Meadows and mountain
views. On Hwy 49.
\$1,600,000 MLS#539349



**65 ACRES
ON THE FRESNO RIVER**
Private land with river frontage
Lots of usable land.
Priced to sell
\$199,900 MLS# 544952

**We Need More
Listings!**
Call or text me.
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Laura Young
BRE# 01845930



4 BEDROOM 3 BATH
Home in Coarsegold near the
Fresno River. Lots of usable land.
\$380,000 MLS# 541096