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*Yosemite Gateway Branch*  
of the Fresno Association of REALTORS®



# REAL ESTATE GUIDE

Serving Sierra Foothill Mountain and Central Valley Areas



\$333,000  
MLS#556553-10

For Sale By **Cathy Saenz/Barbara Lehmann**  
CalDRE# 01305412/00690037  
Century 21 Golden Chain Realty



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



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# Madera County & Yosemite



## "Area Locations"

(Last two digits of MLS# are the Area Location numbers)

- |                          |                     |
|--------------------------|---------------------|
| (10) Oakhurst            | (51) O'Neals        |
| (15) Hwy 41 North        | (52) Wishon         |
| (16) Yosemite            | (60) Raymond        |
| (17) Ahwahnee            | (70) Spring Valley  |
| (20) Coarsegold          | (80) Mariposa-West  |
| (21) Indian Lakes        | (81) Mariposa-East  |
| (22) Yosemite Lakes Park | (84) Catheys Valley |
| (40) Bass Lake           | (87) Madera         |
| (45) High Country        | (90) Out of Area    |
| (50) North Fork          |                     |

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation or discrimination because of race, color, religion, sex, handicap, family status or national origin or intention to make any such preference, limitation or discrimination." We will not knowingly accept any advertisement for real estate that is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal-opportunity basis. The advertising information contained in this publication has not been verified.

Map courtesy of Sierra Star ©2016

**Visitors Information**

- District Ranger Office
- Ranger Station
- Hospital
- Pack Station
- Golf Course
- Downhill Ski Area
- Cross-Country Ski Area

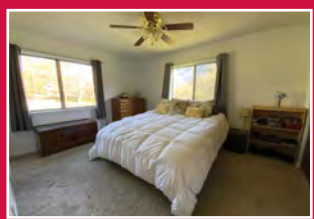
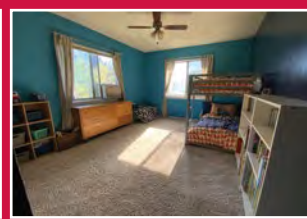
**ROADS**

- MAIN ACCESS HIGHWAY
- SCENIC BYWAY
- TIOGA
- PAVED
- PAVED SECONDARY
- UNPAVED
- TRAILS

**On the Cover**

**\$333,000**  
**MLS#55653-10**

For Sale By **Cathy Saenz/Barbara Lehmann**  
 CalDRE# 01305412/ 00690037  
**Century 21 Golden Chain Realty**



### The Blue House on the Hill

Almost two acres surround this charming home in Oakhurst that is located half way between town and Bass Lake. The double door entry invites you in to the spacious and open living area with a beautiful corner fireplace.

**\$333,000** MLS#55653-10 Call (559) 760-9506 or (559) 760-4469



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**BUILD ON 4+ ACRES \$135,000**  
In Ahwahnee, close to Yosemite National Park, this 4+ acres is private with good views of the Sierra Mountains. Located just minutes from Oakhurst. Several building sites. Very usable with gentle slope, power at street. Some brushing has been done. Area of custom homes. MLS#534121-17



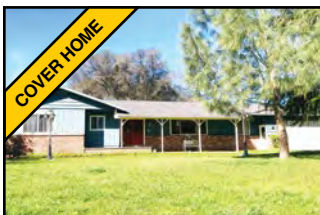
**5.1 PRETTY TREED ACRES \$139,000**  
Gushing waterfalls can be seen from this beautiful site. The parcel has good access, and is just minutes from town, restaurants, stores, medical etc. Yosemite Park is minutes away. Has a great view of the town of Oakhurst. Includes custom made iron gate, well, pump shed, electricity. MLS#500759-10



**6 BEDROOMS 7 BATHS! \$1,200,000**  
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



**FULL COVERED PORCH, 55+ PARK \$89,000**  
GARAGE, carport, covered front porch, 2 bedrooms, 2 bathrooms, office, laundry room, large kitchen and of course a living room.. In the back yard is a concrete area designed to be a patio and a 10 by 10 shed. The easy care landscaping has drip watering plus all the ground that isn't cement, is covered with decorative rock. Oak Creek Park has many amenities you could utilize that include a large club house with an exercise room and a library. Outdoors enjoy the heated swimming pool and spa, dog parks, and RV parking. MLS#553724-20



**THE BLUE HOUSE ON THE HILL \$333,000**  
Located half way between town and Bass Lake sits this charming custom home, surrounded by almost 2 acres. The covered front porch with a sitting area and double door entry invite you in to the spacious and open living area with a beautiful corner fireplace, dining area and large kitchen with room for an island. The main bedroom has an attached full bath, and the 4th bedroom is ideal for an office. The other two bedrooms are spacious as well. This home has 1816 square feet plus an enclosed patio and attached 2 car garage. The roof was replaced last month and the new PEX plumbing was just installed. If you need parking for your boat and RV, this is the place for you! MLS#556553-10







**We are looking for agents to join our team!**



**35234 Highway 41 Ste. 1 Coarsegold Ca, 93614**

**www.jcarolrealty.com**



**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**

**We Need More Listings!**  
Call or text me, **Laura Young**, at **559-760-0806** BRE# 01845930



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



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





**2 HOMES!**

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**IN ESCROW!**

**MAJESTIC VIEWS OF THE SIERRAS!**

Privacy & a custom home with owned solar. You can have all this and so much more. MLS# 555288-10 \$585,000



**ARE YOU LOOKING FOR IT ALL!**

From the minute you pass through the entrance you will be wowed! 2 homes on 13.74+/- usable acres! MLS# 553433-10 \$925,000



**IN ESCROW!**

**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



**LAND!**

**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#554627-20 \$109,000



**IN ESCROW!**

**2 HOMES ON 1 LOT!**

Larger home is 1500+/- sq. ft. with 3 BDs, 2 BAs, nice living room & dining area leading to back covered deck. MLS#554432 \$415,000



**IN ESCROW!**

**GREAT YOSEMITE LAKES HOME!**

This lovely 4 BD, 2 BA home has 1884+/- sq. ft. & sits on an open 1.05+/- acre! Western built home in 2001. MLS# 554738-22 \$349,500



**OFF THE GRID!**

**LIVE OFF THE LAND!**

Totally self-sustained ranch off grid. History abounds, from the first Native American to today's preppers, Kinsman Flat is home to some of nature's fine beauty... 40+/- acres fenced and cross fenced land for your beef. MLS# 552491-50 \$531,000



**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



**JUST LISTED!**

**STUNNING HOME WITH POND FRONTAGE!**

So much to offer! 3007+/- sq. ft. w/4 bedrooms, game/bonus room, formal dining room, breakfast nook & 2 1/2 bathrooms. This is truly a stunning home & the backyard w/private dock & peaceful gazebo are breathtaking! You'll feel at home. MLS# 557144-10 \$689,000



**WATERFRONT!**



**JUST LISTED!**

**PRIVATE SETTING & GREAT VIEWS!**

This 1975+/- sq. ft. home sits on 5.08+/- acres w/owned solar for little or no power cost. 3BR, 2BA. MLS# 557133-17 \$467,500



**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



**JUST LISTED!**

**LOVELY 2004 CUSTOM BUILT HOME!**

This 2033+/- sq. ft. home has 3 nice sized bedrooms, 2 bathrooms w/a wrap-around veranda. MLS# 557116-17 \$450,000



**JUST LISTED!**

**MAKE THIS YOUR DREAM HOME!**

A warm & comfortable home has become more important than ever! This unique, one-of-a-kind home's warmth becomes apparent as soon as you walk in. Lg. living room has a wood-burning stove, lg. windows, high-lighting & fantastic views. MLS# 556939-10 \$445,000



**LAND!**

**BEAUTIFUL NORTH FORK PARCEL!**

Beautiful Taylor Ridge subdivision located on a cul-de-sac! Usable 2.8+/- acres. MLS# 553136-50 \$78,900





# JOHN BORTZ

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GRI DRE# 01377114



# CENTURY 21 Ditton Realty



**GREAT INVESTMENT PROPERTY** with 2 very similar homes having 2 BDs, 2 BAs & a garage w/each, all located close in town. Both homes have wood fireplaces, decks on the back side of the homes accessible through the living room &/or master BD. One of the units has been recently painted inside while the other unit had a full kitchen remodel w/Corian counters, stainless appliances & new cabinets. Both units are currently rented. MLS# 555786-10 \$557,840



**SIT BACK AND RELAX** in this beautifully maintained home. Enjoy the beauty of the bamboo floors throughout the home with views toward the Sierras from almost every room in the home. The newly remodeled kitchen with granite counters, Bosch Stainless appliances, large farm sink, roll out shelves and expansive walk in pantry is a chefs dream. If you are entertaining, or just relaxing, you are going to love the back yard patio and views. MLS# 556356-10 \$485,000



**ENJOY THE MOUNTAIN VIEWS** from most of the rooms in this home! Impressive care that has been done in maintaining this home. Slate & engineered Oak hardwood flooring, a free standing wood stove, lots of windows to bring views in. Great kitchen w/Granite counter tops, built-in cook top & Sub-zero refrigerator w/breakfast bars on both sides. Beautiful Maple cabinetry throughout. Beautiful master retreat w/French doors. MLS# 556119-20 \$625,000



**WHAT A GREAT FIND** in this 12.76+/- acres with having great views, multiple building sites that take in nature, but help maintain your privacy. Rock outcroppings, meadows, trails through the property & wildlife to watch, you will be so at peace with your surroundings. Come & relax while viewing the property & imagine what it would like to be living here. MLS# 556968-20 \$110,000



**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



**TAKE IN THE VIEWS** from the large covered deck while you are barbecuing or just kicking back reading a book or catching up on those naps. This is a great home for entertaining with the open floor plan & having 2 sets of sliding glass doors to the Patio deck. Having guests stay over or maybe an in-law staying with you, no problem for there are 2 master bedrooms. MLS# 555153-10 \$299,000



# Jacquie Hohweiler, GRI

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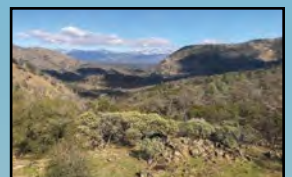
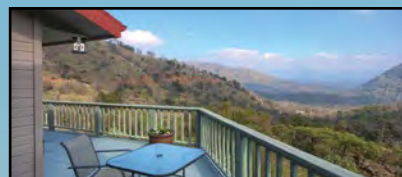
### STUNNING HOME WITH POOL!

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. 2 BD, 2 BA mobile home for rental income. MLS# 547352-81 \$1,100,000



### PEACE, PRIVACY & PANORAMIC VIEWS!

Welcome to this beautiful light & bright custom farm-style 2857+/- sq. ft. home on 28+/- low maintenance acres. The home has 3 bedrooms, 2 full & 2 half baths & office. You'll love the spacious open plan with beautiful kitchen with Quartz Counters, center island, breakfast bar, large utility & formal dining rooms, brick hearth & wood heater, huge living room with built-in fireplace & bay window seat. The solarium, with brick floor, skylights, drain & water supply, adjoins the living area & master suite with large walk-in closet/dressing room, beautiful bathroom with 2 vanities. MLS# 554545-17 \$699,000







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**GREAT BUY!**

**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



**PENDING!**

**THIS 4 BD, 2 1/2 BA HOME** w/views of the snowcapped mountains & situated on 1.04+/- usable acres has a lot to offer. Beautifully updated in 2018 w/a 30-year roof, interior/exterior paint, laminate & carpet flooring. Two 4-ton HVAC dual packs were installed that also ducts to the finished 2 car garage adding a future option to convert that space. The kitchen opens to a family room & features built-in appliances, quartz counters, cooktop, microwave, a wine/beverage cooler, breakfast nook & bar. MLS# 556416-20 \$425,000



**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# 550054-21 \$167,000



**VIEWS!**

**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



**OWNED SOLAR!**

**BEAUTIFUL CUSTOM 3 BD, 3 BA HOME** in the Meadow Ridge subdivision of Coarsegold situated on 2.91+/- acres w/OWNED solar & newer roof. The kitchen offers a center sink island w/breakfast bar, custom oak cabinets, built-in appliances & desk w/plenty of storage. The master suite features tray ceiling, walk-in closet & a huge master BA w/oversized shower, jetted tub, double sinks & tile counter & floor. Guest BD has its own BA w/granite counters & tile floors. MLS# 556643-20 \$460,000



**North Fork, Oakhurst, Bass Lake & Coarsegold!**



**Janet Wheeler**  
Broker/Associate

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**REDUCED!**



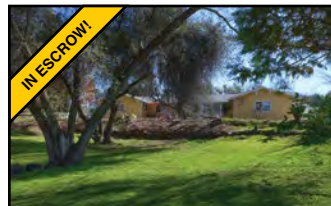
**UNIQUE BASS LAKE HOME** located in exclusive Marina View! Wonderful location offering a gated boat launch, private boat slip, BBQ & picnic area. Lots of mountain charm in this 5 bedroom, 4 bath multi-level home. 2 story living room with open beam ceiling & large picture windows to enjoy the views, rock fireplace with insert. Kitchen has wood floor, large island with tile & sink, tile counter tops & slider to outdoor covered patio area. Dining area with pine wood. Bathroom with spa tub. MLS# 554924-40 \$899,000



**IN ESCROW!**



**BREATHAKING VIEWS** from 2 sides of this beautiful 3+/- acres near North Fork! Snowcapped mountain views from the front & valley views with 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. MLS# 556445-50 \$379,000



**IN ESCROW!**



**A LITTLE BIT OF PARADISE IN COARSEGOLD!** The perfect property for a multi-family set up. Custom 5 BD, 4 BA home in a beautiful setting! Entry opens to a spacious great room w/ vaulted ceilings, lg. picture windows to enjoy the views. Fully equipped kitchen, tile counter tops, breakfast bar, dbl. sink & all appliances are included. MLS# 555094-20 \$469,000



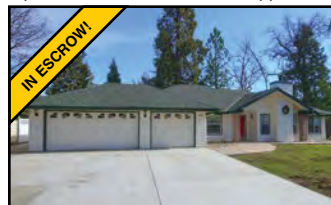
**IN ESCROW!**



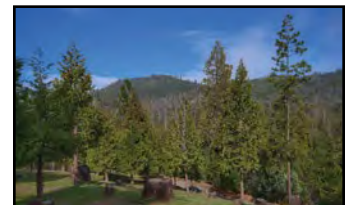
**JUST LISTED!**

**GREAT LOCATION** just minutes from Bass Lake! 2.12+/- acres covered in mature Oaks. 2 bedrooms, 2 bath manufactured home. MLS# 555128-50 \$239,000

**CUTE AND COZY MANUFACTURED HOME** in The Grove. Great location north of Oakhurst and close to Bass Lake. 2 good size bedrooms and 2 baths. MLS# 555095-10 \$55,000



**IN ESCROW!**



**GREAT LOCATION IN PRESTIGIOUS TEAFOR RANCH!** Quiet neighborhood between North Fork and Oakhurst is where you will find this custom home nestled on 3.03+/- acres covered in Oaks and Pines with beautiful views! This home features vaulted ceiling in the formal living room, formal dining room and family room. MLS# 555093-50 \$475,000





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### INCREDIBLE HIGH SIERRA VIEWS FROM THIS ONE LEVEL OAKHURST HOME ON 4.53 PRIVATE ACRES!

The home is 2,900 sq ft and built in 2005 and has 4 bedrooms and 2.5 baths. The living room has a cathedral beamed ceiling, dining room, and kitchen with all granite counters and a long island with double door pantry. The kitchen is open to the spacious den with breakfast eating area between them both. The den has a cathedral ceiling and granite surrounds the fireplace. Windows galore to over look your own beautiful property! There is granite in all the bathrooms and laundry room. The property has very custom double gate entry! There's a paved driveway that leads back off the street to the secluded private home location. A large chain linked fenced yard for dogs and/or kids. The back patio is partly covered. Enjoy the pebble tech built in pool/spa and a cobblestone built in bbq. Beautiful sun rises and currently snow peaks! Just kick back and enjoy on a quiet cul de sac road. % minutes to Oakhurst. Great neighborhood!!!! \$799,000 MLS#556589-10



### TWO CUSTOM COUNTRY HOMES ON 41.42 ACRES IN THE NORTH FORK AREA PLUS HORSE SET UP!!!!

4 miles to the public boat ramp at Bass Lake. The first home is approximately 3,000 sq ft, 3 bedroom, 2.5 bath with an open floor plan and a sun room. It has a large enclosed, covered patio and a smaller screened in covered patio. In the large fenced yard is a storage building and a separate 2 car garage. The second home is a 2 story approximately 2,000 sq ft 2 bedroom, 2.5 bath with a large loft area, granite counters, slate tile, laminate and carpet floors. A large fenced yard, swim spa, and detached 2 car garage. "Horse set up"!!! A six stall barn, lit area, fenced and crossed fenced. Beautiful property with pines, cedars, oaks, and manzanita bushes and trees all on gentle rolling land! A gorgeous ranch!!!! All of this for \$750,000. MLS#549907-50



### 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





**www.Gemini.RealEstate**

40879 HIGHWAY 41, SUITE 1C - OAKHURST, CA 93644

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REAL ESTATE GROUP



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DRE#02009070



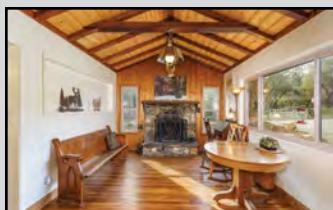
**CONTRACTOR OR DIY SPECIAL!** 3 bed/2 bath. The exterior is recently painted and new windows installed. The interior is ready for updating. Close to town. MLS#556316-10 \$229,000.



**REMARKABLE CUSTOM HOME ON 5.97 ACRES** – The 3 bedroom, 2 bath home was designed and built by an engineer w/custom woodwork including a suspended staircase, it is a true work of art. The floor plan is open and airy. The property has a huge rock outcropping that the owners call “Top of the World” where you get amazing 360 degree views. The additional building pad would be a great place for a second home or a shop. Take a look at [www.tourfactory.com/2841609](http://www.tourfactory.com/2841609) MLS#554920-20 \$525,000.



**INCREDIBLE ESTATE PROPERTY WITH A PRIVATE LAKE!** Situated on 32+ acres close to Yosemite National Park, Bass Lake and the town of Oakhurst. The spacious & updated custom home features 5 bedrooms and 4 bathrooms plus an additional bedroom and bath in the guest quarters. Like to entertain? The outdoor kitchen, Pebble-Tec pool/spa and the massive deck area overlook the lake and lovely mountain view. There is an attached garage as well as a detached roomy boat garage. So many possibilities, this home has been used for private weddings and reunions and is currently a vacation rental. The gentle rolling property has potential for orchards, vineyard or horse property. Check out the tour to see the beautiful interior and more! [www.tourfactory.com/2827900](http://www.tourfactory.com/2827900) MLS#552734-10 \$1,260,000.



**TWO HOMES AND A SHOP ON 25.26 ACRES!** The main home has many recent updates including a beautiful kitchen remodel with quartz counters and Alder cabinets. The two bathrooms have been updated as well as flooring and owned solar installed. Off of the kitchen is a lovely room that was the original cabin on the property and could be used as a den or formal dining room, whatever you like. The guest house is a very charming stone cottage featuring 1 bedroom, 1 bath and is situated away from the main home for privacy. In addition there is a detached workshop with an additional attached garage that totals approximately 1824 square feet. There are so many areas to relax and take in the beautiful mountain views. This features a seasonal creek, walking paths, a large meadow and so much more. There are so many possibilities here. MLS#555558 \$525,000.



**INDIAN LAKES ESTATES IN COARSEGOLD** – This spacious 3 bedroom, 2 bath house is ready for you to make it home! Ample living space plus the garage has been converted into more bonus space. Outside you will find mature trees, room for animals, greenhouse for gardening as well as bonus storage. The fully fenced front and back yards enclose a circular driveway, situated on 1 acre. MLS#554117-20 \$299,000.

**PRIVATE PARADISE ON 10 ACRES!** This lovely 3 bed, 2 bath home was built in 2006 and has fantastic views. The interior is spacious and ready for you to personalize with your own touches. The great room is huge and has gorgeous windows. Enjoy the covered patio for a get together or to relax and enjoy the views. Build a shop or bring your horses! Virtual tour <https://www.tourfactory.com/2032579> MLS#556400-10 \$429,000.





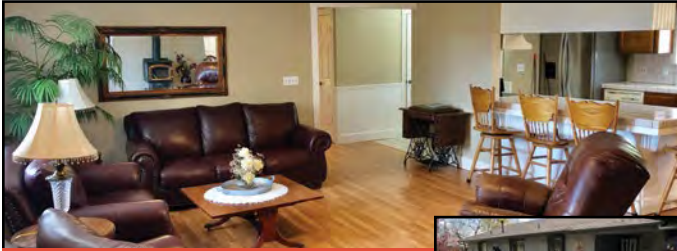
**LILLIAN PELLETIER** GRI, REALTOR® DRE# 01723698

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**3/2 + STUDIO APT.  
ON 2.79 ACRES**



This quiet spot has plenty of parking, low maintenance landscaping & an attractive studio apt. The main home boasts an open floor plan w/a wood stove for cozy nights, laminate floors in the main living areas, plantation shutters, crown molding, wainscoting, new carpet in the BDRMs and a 2020 new roof. Your large master suite is adorned w/ French doors to take your coffee onto the private patio, dbl sinks & a walk-in closet. Make time to relax viewing the sunsets & watch the local wildlife from the tranquil back patio. This 2.79 acre lot has horse potential, a 2-car garage + workshop & is walking distance to Hillside Market. **\$379,000 MLS#556756-22**

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DRE# 01100967



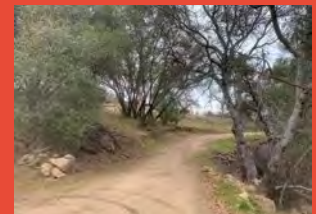
4 bedroom, 2 bath home with 3 custom storage sheds (one is insulated), 3 custom Chicken Coops, raised garden beds & more. \$394,900 Ref#556227-20



3bd/2ba home located in Watts Valley, 15 min to Pine Flat Lake and 40 min to Shaver Lake. Some hard wood flooring, newer paint, covered porch with 180 degree views & more. \$194,950 Ref#556428-90



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



Build your own home on this 2.5 acre convenient yet private parcel in the foothills just South of Coarsegold. Enjoy the beauty of the seasonal creek. \$70,000 Ref#536308-20



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



Prime Madera Commercial Land with high visibility to Hwy 99. Adjacent to KB Homes Subdivision (Orchard Pointe) and located in the heart of Madera's 'New Growth' area. \$499,000 Ref#549349-87



Excellent 43.95+/- acres that are so usable and buildable! There is a lovely seasonal creek and stunning sunset views! The pad is in and there is a great spot for a well. \$387,770 Ref#555809-90



40 +/- acres of mature Pistachios in Chowchilla CA. There is a well and pump on the property for irrigation with a single line micro-Jet sprinkler system on each row. \$835,000 Ref#554134-90





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**GORGEOUS CUSTOM HOME** Custom built home by River Creek golf course! This 4bed/3bath home is 3,394. sq.ft that features a 3 car garage, wrap around deck, and established landscaping! Don't forget the amazing views! \$647,500 MLS#556912-17/MP21009964



**1,000+ ACRE RANCH WITH 3 HOMES!** Grab your family and horses and make the move to this gorgeous property with 3 homes, hay barn, horse barn, 2 ponds, several springs, and much more! This property is a must see! \$7,000,000 MLS#552494-80/MP20259893



**2 UNIT VACATION RENTAL** Successfully ran vacation rental since 2015. Property is located minutes from downtown Mariposa! Each unit features 2 bedrooms and 1 bath with a total of 1,034 sq.ft each. Each rental comes FULLY furnished. \$439,900 MLS#556352-80/MP21058051



**IMMACULATE MOVE-IN READY HOME!** 3bed/2bath home in highly sought after neighborhood. You'll have plenty of room to relax in this spacious, 1,900 sq.ft floorpan. Both the front and back yard are extremely manicured and ready for your enjoyment. \$459,000 MLS#556203-90/MP21056306-90



**PERFECT FOR THE 1ST TIME HOME BUYER** This super cute bungalow style home sits on just over 1 acre and features 3 bedrooms, and 2 bathrooms. This property is fully fenced, along with a covered carport, work shop, storage shed and more! \$299,999. MLS#557142-80/MP21057771



**MOVE-IN READY HOME** 3bed/2bath, 1,884 sq.ft home on 4+ acres! With a new roof, fresh interior paint, brand new flooring throughout the home, beautiful new counter tops and updated bathrooms this sure won't last long! \$379,000 MLS#556912-80/MP21067307



**SNOW CAPPED MOUNTAIN VIEWS** Stunning views on a 39+ acre property. There is a power pole on the property, and drilled well, two large pads, one very large pad that offers tons of privacy and huge Views with partial fencing. Property is also very private. \$250,000 MLS#554731-20/MP21030524



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**TURN KEY HOME ON 6+ ACRES** This home has a brand new metal roof, HVAC system, flooring, countertops, light fixtures you name it! This 1864 sq ft, 3 bed 2 bath on 6.54 acres with a permitted garage conversion offers mountain living at its finest. This is a must see and won't last long! \$405,000 MLS#557123-80



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**ACRES, POND, AND MOUNTAIN VIEWS**  
4 Br. 3 bath 2622 sq ft home that features Large open floor plan. Kitchen set up so you can take in the views. Master Bedroom is situated on one side of home and has a huge walk in closet. Patio off Master with Views of mountains and pond. 2 acres that include multiple patios and lovely mature landscaping. 3 car garage and so much more.

**\$569,000**      **MLS#549076-17**  
Eve Lawson/Leanne Shaw  
DRE#01718326/00886808



### CLOSE TO TOWN

This 2 beds, 2 bath 1324 sq. manufactured home on 1.8 acres with large attached patio room with pass through to the kitchen. Beautiful fenced back yard. Front yard has a beautiful newer wooden fence and gates for privacy. Detached garage shop and sheds for all of your storage. Lovely oak and pine trees.

**\$280,000**      **MLS#555480-20**  
Bonnie Olsten/Bridget Balestra  
DRE#01860491/#02089718



### COZY MOUNTAIN HOME

Two-story home on 1.41 acres ... updated kitchen in recent years. 2 bedrooms, 1 bath (bedroom and bath on first floor). Split heating/ac system, covered front porch. Laundry area. Located near Bass Lake and Yosemite National Park.

**\$249,500**      **MLS#556396-10**  
Rick Jackson / DRE#01718285



### VIEWS, SHOP, HORSE PROPERTY

2 separate parcels sold together with approx. 10 acres of views!. Home features Rustic design, master bedroom on main floor, 2 living spaces one up and one down. Shop is 2250 sq ft with 3 additional bonus workshop/storage areas. This is a definite "have to see" to appreciate.

**\$849,000**      **MLS#556774**  
Eve Lawson/Leanne Shaw  
DRE#01718326/00886808



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**YosemiteWestRE.com**

### YOSEMITE WEST



### YOSEMITE WEST HOMESITE

Here's your opportunity to own a homesite at Yosemite West, conveniently located between Yosemite Valley and Wawona, near the turn for the Badger Pass/Glacier Point Road. Underground utilities (electricity, telephone, water, sewer) are in place awaiting your connection; you can choose to build your vacation home, full-time residence, or vacation rental, and enjoy all that Yosemite has to offer year-round. Imagine morning coffee on your deck while birds sing, or relaxing with an afternoon siesta, or walking beneath a star-filled sky at night, all while planning your next day's activities at Yosemite.

**MLS #556914-16 \$298,000**

### 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**





CalDRE# 01477156

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## BUILD YOUR DREAM HOME



### YOSEMITE LAKES PARK

This land is on one of the hilltops in Yosemite Lakes Park (YLP). It is just shy of 7 acres. YLP's CC&R's allow horses on this size acreage. Power and public water are nearby for easy hookup. Easy commute to Fresno. Begin enjoying life in YLP - Yosemite Lakes Park. This land is located in a Home Owners' Association which has a community pool, club house, golf course and restaurant. There is also a Recreation Center which includes a Baseball Diamond, Basketball Courts, Tennis Courts and an Equestrian Center as well as Hiking and Horse Trails. The Hillside Market, Dollar Express and Mini Mart/Gas Station are close by as well. Rivergold Elementary School is nearby. Easy commute to Fresno. Drive by and take a look at this great view!

**\$65,000**

MLS# 20193188-22 /#548191-22



### OAKHURST

This property is located at the top of Shady Lane. This is a quiet street with a cul-de-sac just beyond the property. Some grading has been done for a driveway. There is a power pole and phone pedestal near the corner of the property. This would be on the Yosemite Forks Estates Mutual Water Company system. With a couple of trees cut down, it appears you could open the view up to have a great view of Deadwood mountain.

**\$75,000**

MLS# MD19233154-10/#531440-10



### TEAFORD MEADOWS RANCH

This property is located in the prestigious and sought after Teaford Meadows Ranch, less than 5 miles from beautiful Bass Lake. From the moment you step out of your car, you will breathe in the amazing smell of the forest! This property is wooded with oaks, pines and cedars. The property is just under 3 acres and is very flat and usable. Finegold Creek runs along the back side of the property. Pick your spot to build your house and enjoy this quiet mountain neighborhood.

**\$85,000**

MLS# MD20107115-50/#  
543094-50

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# VACANT LAND FOR SALE



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*"Beth is a consummate professional with over 20 years of experience in the Bass Lake/Oakhurst area. She is calm, supportive, responsive and resourceful. She knows the area inside and out and has continued to work as a full-time real estate professional throughout all the market changes she has lived through. She is a champion of the area's natural beauty and property values and I can recommend her without reservation to anyone who wants to buy or sell property in this amazing and unique area of California." Cheryl M. ★★★★★*

## 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



**OAKHURST** This property is located at the top of Shady Lane. This is a quiet street with a cul-de-sac just beyond the property. Some grading has been done for a driveway. There is a power pole and phone pedestal near the corner of the property. This would be on the Yosemite Forks Estates Mutual Water Company system. With a couple of trees cut down, it appears you could open the view up to have a great view of Deadwood mountain. \$75,000  
MLS# MD19233154-10/#531440-10

## 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

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**PRICE REDUCED!**

This is a large home in Teaford Meadows. Approximately 15 minutes to Bass Lake and approximately 45 minutes to Yosemite National Park. The house has vaulted ceilings in the living room and master bedroom. It has a large open kitchen with a breakfast bar. Separate entrance to the lower level which has a bedroom, bathroom and living room. A balcony off of the master bedroom opens out to a peaceful, wooded area. Beautiful built-in bookshelves in the loft area make for a nice office or reading area. There is at least one bedroom and a bathroom on all 3 levels; The master bedroom has a bidet. There is a stair lift seat to the master bedroom from the main floor. There is a ramp to the bedroom on the main floor with French door access. There is a large wraparound porch with built-in seating in the front. Bring your vision and make this home your own. Seller has done over \$9k in repairs and is selling AS IS.

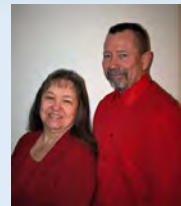
**\$300,000** MLS# MD20207094-50 FARMLS# 549085-50

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darlene@HerrsRealEstate.com  
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559-760-8141

**Johnny Herr**

Johnny@HerrsRealEstate.com  
CalDRE# 02081978  
559-760-6142



**OAKHURST**

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. Just bring your imagination and plans for your custom dream home! The mountains are calling!!

**\$50,000**

CRMLS# MD20012199-10  
FARMLS #536103-10

**Melissa Zamorano**

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