



**\$1,800,000**

## 2591 GIANNINI ROAD, ATWATER, CA, US, 95301

<https://apogee-realestate.com>

Experience the unparalleled charm and modern convenience at the Fagundes Almond Farm. This 18-acre property is not just a farm; [...]

- 4 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 3840 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 1, 1 floor

**Lot size:** 778420, 778420 sq ft

**Property Condition:** UpdatedRemodeled,Turnkey

**Zoning:** A-1

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 3840 sq ft

**Year built:** 1979

**View:** Orchard,TreesWoods

**County:** Merced

Building Details



**Structure Type:** House  
**Water Source:** Agricultural Well, Private Well

**Architectural Style:** Colonial, French Provincial, Traditional  
**Lot Features:** Agricultural, Back Yard, Corner Lot, Front Yard, Horse Property, Sprinklers In Rear, Sprinklers In Front, Lawn, Lot Over 40000 Sqft, Landscaped, Level, Orchards, Pasture, Rectangular Lot, Ranch, Secluded, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Street Level, Trees

**Open Parking Spaces:** 10  
**Sewer:** Septic Tank

**Common Walls:** No Common Walls  
**Construction Materials:** Blown In Insulation, Brick, Drywall, Frame, Hardboard, Wood Siding

**Fencing:** Good Condition, Pipe, Split Rail, Wood, Wrought Iron, Wire  
**Foundation Details:** Raised

**Garage Spaces:** 2  
**Levels:** One

**Other Structures:** Barns, Outbuilding, Sheds, Workshop  
**Floor covering:** Carpet, Tile, Wood

#### Amenities & Features

**Pool Features:** None  
**Security Features:** Prewired Security System, Carbon Monoxide Detectors, Smoke Detectors  
**Parking Features:** Concrete Driveway Blind Driveway Level Door Single Driveway Garage Garage Door Opener Gravel RV Potential Garage Faces Side

**Spa Features:** None  
**Patio & Porch Features:** Rear Porch Covered Deck Front Porch  
**Parking Total:** 12  
**Accessibility Features:** Safe Emergency Egress From Home No Stairs Accessible Hallways

**Waterfront Features:** Canal Front  
**Roof:** Composition Fire Proof Shingle  
**Utilities:** Electricity Connected Natural Gas Connected Phone Connected Overhead Utilities

**Window Features:** Casement Windows Double Pane Windows Energy Star Qualified Windows Insulated Windows Plantation Shutters Screens Skylights Wood Frames  
**Cooling:** Central Air Electric Energy Star Qualified Equipment High Efficiency Heat Pump Whole House Fan Zoned Attic Fan

**Door Features:** French Doors Paneled Doors Sliding Doors  
**Electric:** Electricity On Property Volt 220 Volt Kitchen Volt 220 Volt Laundry Photovoltaic Seller Owned Standard

**Exterior Features:** Kennel Lighting Rain Gutters  
**Fireplace Features:** Free Standing Gas Great Room

**Heating:** Combination Central Energy Star Qualified Equipment Forced Air High Efficiency Heat Pump Natural Gas See Remarks Zoned  
**Interior Features:** Beamed Ceiling Wet Bar Breakfast Bar Built In Features Ceiling Fans Crown Molding Separate Formal Dining Room Granite Counters High Ceilings Country Kitchen Open Floorplan Pantry Pull Down Attic Stairs Paneling Walkscoting Quartz Counters Stone Counters Recessed Lighting Storage Wine Cellar Bar Wine Refrigerator

**Laundry Features:** Washer Hookup Electric Dryer Hookup Gas Dryer Hookup Inside Laundry Room  
**Appliances:** Sub Burner Stove Convection Oven Double Oven Dishwasher Energy Star Qualified Appliances Energy Star Qualified Water Heater Exhaust Fan Free Standing Range Gas Oven Gas Range Gas Water Heater Ice Maker Microwave Refrigerator Range Hood Self Cleaning Oven Tankless Water Heater Ventless Exhaust Fan Water To Refrigerator Water Heater Warming Drawer

## Nearby Schools

**High School District:** Merced Union

## Miscellaneous

**List Office Name:** BHHS Drysdale Properties, Merced

**Common Interest:** None

**Direction Faces:** South

**Listing Terms:** Cash, Conventional, Submit

**Community Features:** Stables, Rural

**Attribution Contact:** 209-777-2635

