

3836 HWY 49 S, MARIPOSA, CA 95338



**FOR SALE \$995,000**



Tinetti Realty Group  
BRE# 00475070

Jacob Morgner  
209.617.2679

## PROPERTY DESCRIPTION

---

<b>Property Address</b>	3836 State Highway 49 S, Mariposa CA 95388
<b>APN</b>	014-400-024
<b>Year Built</b>	1975 & Major Renovations in 2000
<b>Lot Size</b>	2.87 Acres
<b>Water &amp; Sewer</b>	Well & Septic
<b>Electricity</b>	PG&E
<b>Price</b>	<b>\$995,000</b>

An exceptional opportunity to acquire almost 3 acres in the mountains of Mariposa! Featuring a charming 2,600 square foot 3 bedroom 3 bath home, 2,000 square foot shop and 936 square foot potential ADU! Additionally, there are 2 storage garages as well as a 2,880 square foot shop & office with a restroom. Use the shops for your own contractor business or lease them out. The possibilities are endless. Conveniently located on HWY 49 just east of Darrah Rd in Bootjack.

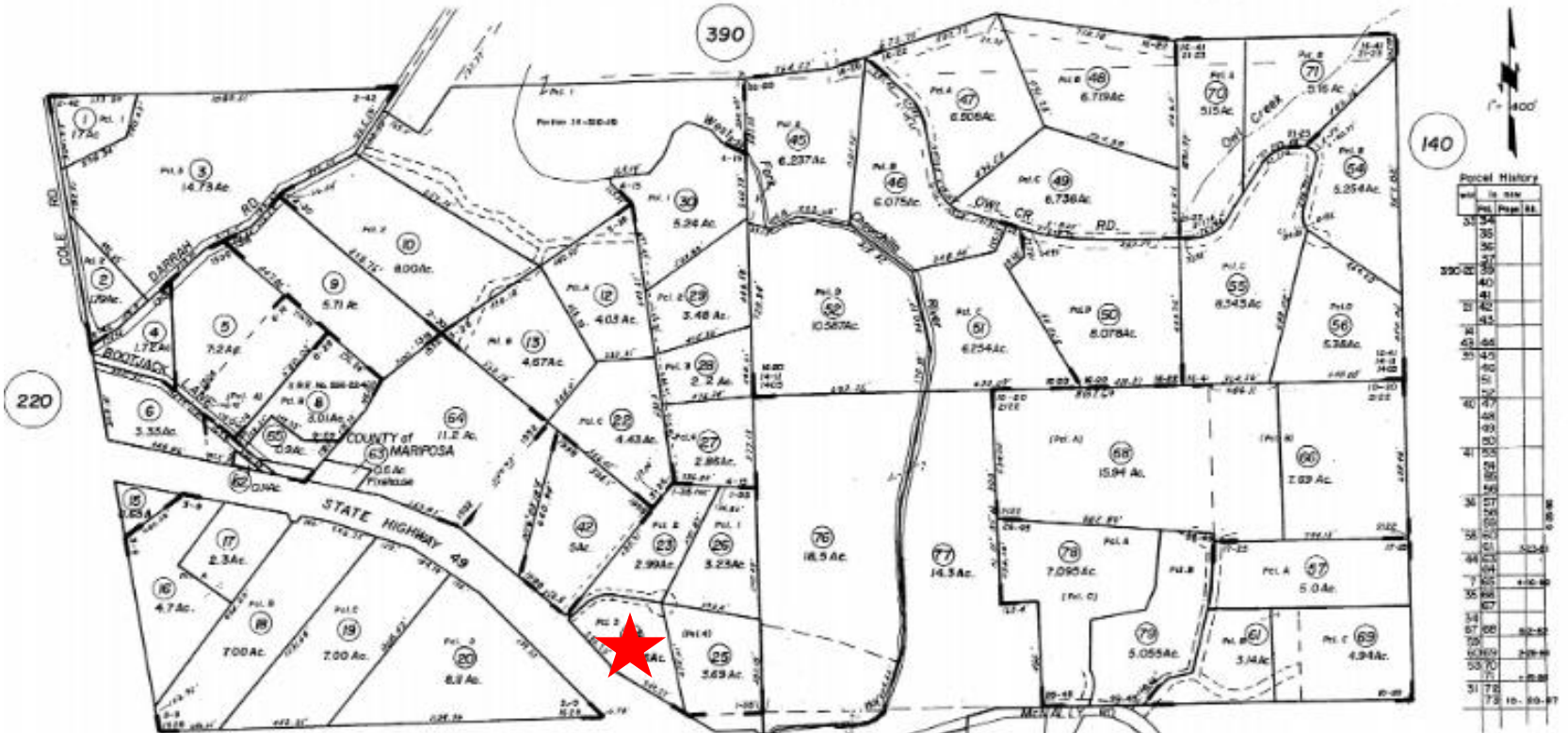


# PLAT MAP

S 1/2 SECTION 27, T. 5 S., R. 19 E., M.D.B.&M.

Tax Area Code  
51000

14-400



Parcel History

Plat	to	from
31	34	
35	36	
37	38	
39	40	
41	42	
43	44	
45	46	
47	48	
49	50	
51	52	
53	54	
55	56	
57	58	
59	60	
61	62	
63	64	
65	66	
67	68	
69	70	
71	72	
73	74	
75	76	
77	78	
79	80	
81	82	
83	84	
85	86	
87	88	
89	90	
91	92	
93	94	
95	96	
97	98	
99	100	

ASSESSOR'S PLATS ARE FOR GENERAL PROPERTY LOCATION AND TAX PURPOSES ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.

Assessor's Map Bk. 14 - Pg. 400  
County of Mariposa, Calif.

2001

NOTE-Assessor's Parcel Numbers Shown in Small Circles.

R.S.	PM.	to	from
1316	1-35	16-20	
1321	2-30	16-20	
1506	2-42	16-41	
1532	3-9	17-25	
1614	3-26	21-23	
1628	4-15	26-45	
1405	6-14		
1998	8-28		
1719	10-20		
2122	14-11		

Parcel History Cont.	to	from
72	73	
74	75	
76	77	
78	79	
80	81	
82	83	
84	85	
86	87	
88	89	
90	91	
92	93	
94	95	
96	97	
98	99	
100	101	

# AERIAL MAP



## Square Footage

Office/Business  
2,880 Sqft

Shop 1  
600 Sqft

Main Home  
2600 SqFt + 416 Sq Ft  
Attached garage

Car Shop  
2,000 Sqft

Potential ADU  
936 Sqft

Shop 2  
480 Sqft

Total  
9,912 Sq Ft

# AREA MAP

## Miles To:

Yosemite Valley: 44.8

Merced: 42.5

Mt Bullion: 11

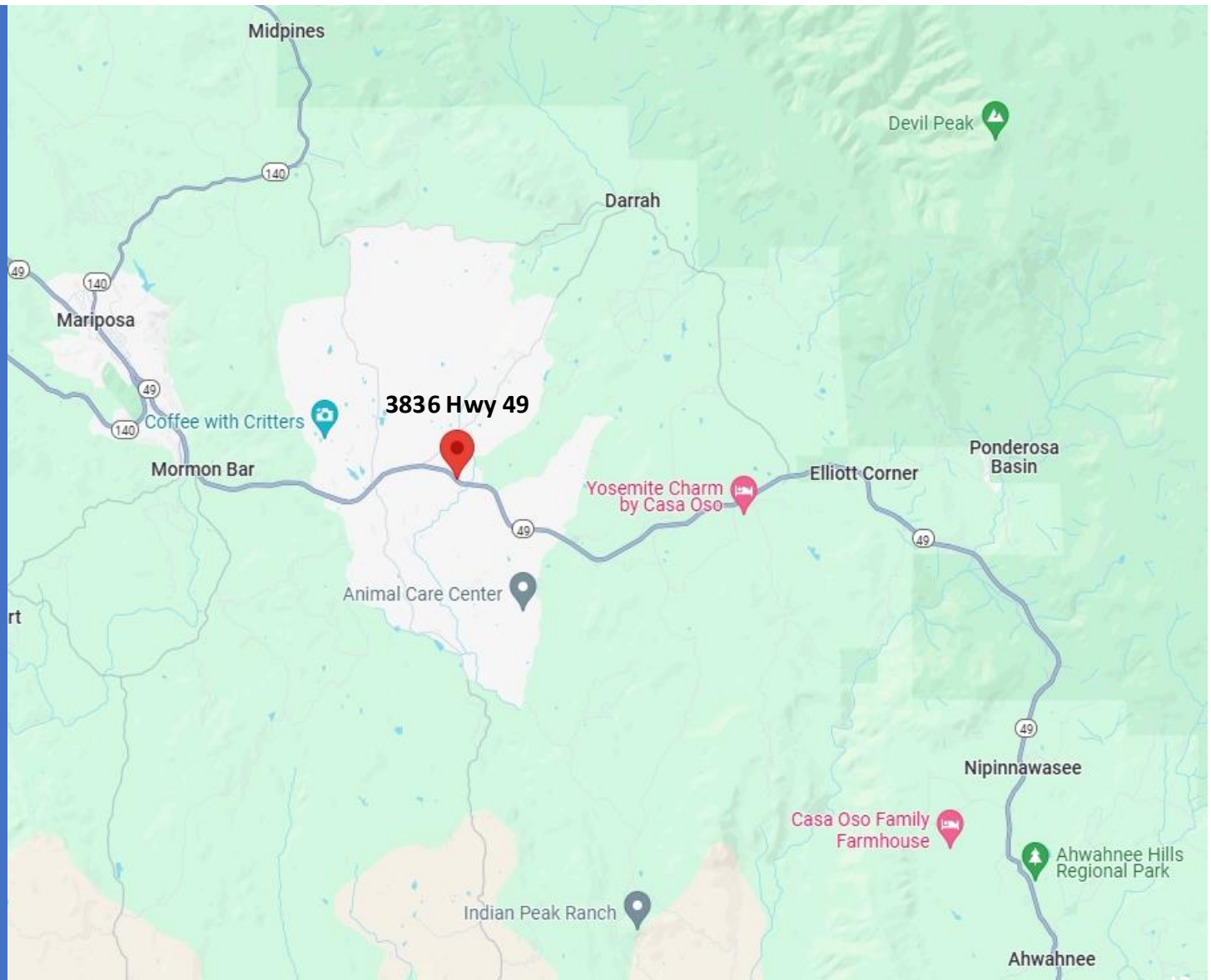
Oakhurst: 21.1

Fresno: 66.3

San Francisco: 174

Monterey: 161

Sacramento: 152



# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS

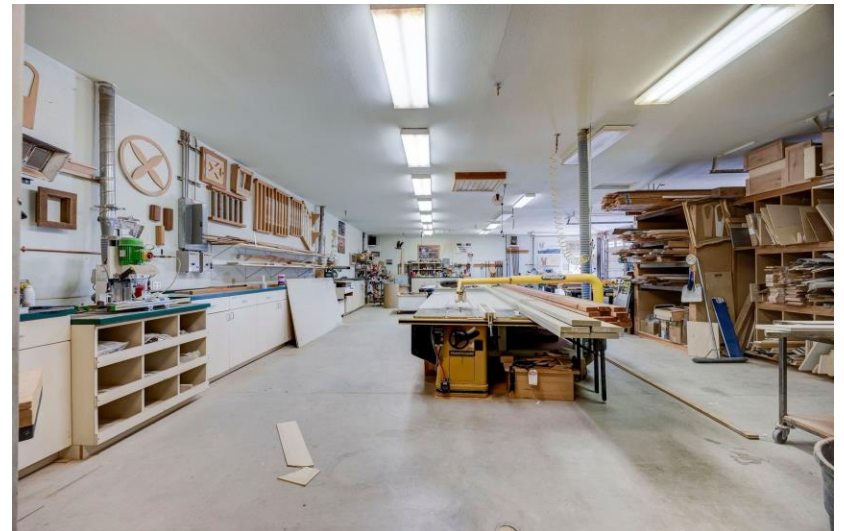
---



## OFFICE/BUSINESS PHOTOS

---

The office & business building boasts of 2,880 sq ft. Equipped with a large meeting space, private office, bathroom, kitchenette, and a workshop with ample space & storage.





## ADDITIONAL PHOTOS





**Jacob Morgner**

**Tinetti Realty Group**

**2930 G St., Merced, CA 95340**

**C: 209-617-2679**

**O: 209-354-3830**

**Jacob@mercedrealestate.com**

**CA BRE Lic. #: 01882378**

Tinetti Realty Group ("TRG") has used reasonable care in obtaining the information and assembling the estimates and projections contained herein; this material is submitted without representation or warranty. All information is subject to modification due to changes in the market, further clarifications, or other events beyond the control of TRG