

**Caravan Detail****Wednesday Caravan 01/12/22**

Starting location: Starting time: 7:00am

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<b>0</b>	<b>\$465,000</b>	<b>7491 N Meridian Ave, Fresno, CA 93720</b>	<b>Listing#571210</b>
<b>Cross St:</b>	<b>E- Cedar/ S- Alluvial</b>	<b>DOM/CDOM</b>	<b>6/6 Beds 3 Baths 2 SqFt 1849</b>
<b>Driving Directions</b>	North on Cedar - East on Alluvial - South on Meridian. Property is on the corner of Alluvial/Meridian		
<b>Marketing Remarks</b>	Don't miss this beautiful Charter Home by Spencer! This spacious 3 bedroom 2 bath home has had only 1 owner. Entering upon a mirrored entry with stunning vaulted ceilings, lighted plant shelves and living room & dining room with wonderful natural light. The Kitchen and family room feature a large breakfast bar, as well a dining area and fireplace which overlooks the backyard. The kitchen has a large pantry as well as a new updated dishwasher, microwave and garbage disposal. The Master bedroom is spacious with a lighted plant shelf and 3 large closets. Master bath shower has dual shower heads as well as a door leading to the back patio. The Interior has been freshly painted with new carpet in all bedrooms, and vinyl in the Kitchen and baths. The Backyard shows newer fencing, a professionally built covered patio the length of the house, (done with permits) as well as cementwalks on both sides of the yard. The laundry room with cabinets leads to the garage which is lined with custom bui		
<b>Comments</b>	Thank you for stopping by! Please leave your card & call me with any questions. Be sure to lock all doors!		
<b>Area</b>	720	<b>SubType</b>	Single Family
<b>Office</b>	Lion Real Estate (ID: 3185) 559-500-9928	<b>Agent</b>	Debi DePrima-Chance (ID: 6495)
<b>Structure (approx sq ft)</b>	1849	<b>Year Built</b>	1994
<b>Lot Size (approx sq ft)</b>	7650	<b>Owner</b>	Parret Trust