

## Caravan Detail

**Wednesday Caravan 08/03/22**

Starting location:      Starting time: 10:00am

**0 \$499,000      1803 Houston Ave, Clovis, CA 93611-6634      Listing#581527**

**Cross St: Nees and Fowler      DOM/CDOM 19/19      Beds 3    Baths 2    SqFt 2188**

**Driving Directions** South on Nees, go through Fowler light, pass the Valero, next street on the right turn on North Whittier Ave, at the stop sign turn right on Houston. The property is the last house on the right of the street.

**Marketing Remarks** This smoking hot deal is what you've been looking for in this market. This beautiful 2,188 sqft home is located in close proximity to the highly desired Buchanan High School. The home features a living and family room, an office space, 3 bedrooms, 2 bathrooms and no HOA's in this quaint community off Nees and Fowler. Call your agent to schedule an appointment today.

**Comments** Sliders and ice cream sandwiches.....

<b>Area</b> 611	<b>SubType</b> Single Family
<b>Office</b> Real Broker (ID: 83303) 619-248-6434	<b>Agent</b> Casey C Rossini (ID: 27130)
<b>Structure (approx sq ft)</b> 2188	<b>Year Built</b> 2008
<b>Lot Size (approx sq ft)</b> 7260	<b>Owner</b>

**0 \$664,900      2527 W San Madele Ave, Fresno, CA 93711-2741      Listing#582471**

**Cross St: W/Van Ness Extension S/      DOM/CDOM 1/1      Beds 4    Baths 2.5    SqFt 2496**

**Driving Directions** Directions: From Barstow & Van Ness go west on Barstow, left (south) on Kavanaugh, & left (east) on West San Madele

**Marketing Remarks** This one owner custom home sits on a huge (15,525') gated lot just west of Van Ness Extension. A long driveway leads to the garage at the rear of the home, past a portico large enough to relax under, and adding convenience for unloading groceries, etc. Tile floors extend through the home with the exception of the formal dining, formal living room & master bedroom finished in a wood type laminate. All three of the bathrooms, kitchen, & utility room have been updated with granite countertops, & all windows are Andersen dual pane. The large kitchen includes a deep bay window looking out to the portico & is adjacent to the huge laundry room. The kitchen opens to the dining room & the family room with custom wood lined ceiling, masonry fireplace with gas starter, & wall to wall cabinetry. Both formal dining & living rooms have an expansive view through the large picture windows & the family room has a view of the backyard. The backyard has been modified for as much water conservat

**Comments** light lunch served 11:00 - 1:00 & drawing!

<b>Area</b> 711	<b>SubType</b> Single Family
<b>Office</b> Realty Concepts, Ltd (ID: 630) 559-490-1500	<b>Agent</b> Alison A Uremovic (ID: 4959)
<b>Structure (approx sq ft)</b> 2496	<b>Year Built</b> 1975
<b>Lot Size (approx sq ft)</b> 15525	<b>Owner</b>

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**0** \$579,950      11335 N Sageberry Way, Fresno, CA 93730-8843      Listing#582531  
**Cross St: Friant Rd & Copper Ave**      **DOM/CDOM** 0/0      **Beds 3 Baths 2.5 SqFt** 2133

**Driving Directions** Heading North on Friant Rd, turn right at the stoplight on Copper River Dr. Turn left on North Sageberry Way. When you pull into the neighborhood, park on the street and take the walkway directly in front of Sageberry Way. Fourth home on the left.

**Marketing Remarks** Just around the corner from Copper River Country Club, Woodward Park, Clovis schools, many trails, and shopping centers, the location is hard to beat! This well-maintained home is sure to impress with its open floor plan, engineered hardwood floors on the main level, and granite countertops. Upstairs, you can find 3 spacious bedrooms and a large loft that can be used as a home office. If that's not enough, check out the fully finished 3-car garage with an insulated garage door. This home is perfect for the low-maintenance lifestyle with the front landscaping being maintained by the City of Fresno. The awesome backyard has an outdoor kitchen and is a plant lovers dream with all of the greenery. To top it off, this home has OWNED solar!

#### Comments

**Area**      730

**Office** Realty Concepts, Ltd (ID: 630) 559-490-1500

**Structure (approx sq ft)** 2133

**Lot Size (approx sq ft)** 3157

**SubType** Single Family

**Agent** Sherri Eppler-DuBeau (ID: 21785)

**Year Built** 2012

**Owner**

Information herein deemed reliable but not guaranteed, representations are approximate, individual verification recommended.

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