

## Caravan Detail

### Wednesday Caravan 09/04/24

Starting location:      Starting time: 10:00am

**0** \$569,900      14288 W El Mar Ave, Kerman, CA 93630-2121      Listing#614948

**Cross St:** S. 16th St.      **DOM/CDOM** 62/62      **Beds** 5    **Baths** 3    **SqFt** 2790

**Driving Directions** From W Stanislaus Ave., turn North onto S. 16th Street. Turn left onto W El Mar Ave.

**Marketing Remarks** Don't miss this unique opportunity to acquire a highly sought-after property in the Kerman area. This recently built home boasts five bedrooms and three bathrooms and comes complete with paid solar. It is a nearly brand-new 2022 model, still under warranty. A notable feature is the additional downstairs bedroom with an adjacent full bathroom, offering convenience for families. Upstairs has a loft for family entertainment. The property includes ample storage and a spacious backyard. For further details or to arrange a viewing, please contact your preferred real estate agent.

#### Comments

**Area**            630

**SubType**      Single Family

**Office** Realty World Real Estate Professionals (ID: 1206)  
559-661-7653

**Agent**          Mona Fnu Meenakshi (ID: 25332)

**Structure (approx sq ft)** 2790

**Year Built** 2022

**Lot Size (approx sq ft)** 5724

**Owner**

**0** \$699,000      4452 Hillside Rd, Madera, CA 93636-8001      Listing#617583

**Cross St:** Treasure Hills/Tesoro Viej      **DOM/CDOM** 7/7      **Beds** 3    **Baths** 2.5    **SqFt** 2121

**Driving Directions** Take Get on CA-41 N to Tesoro Viejo Blvd Turn right on Tesoro Viejo Blvd At the traffic circle, take the 2nd exit onto Treasure Hills Dr Turn right onto Hillside Rd

**Marketing Remarks** Truly a designer smart home on a view lot with modern xeriscape landscaping thus requiring little or no irrigation. Has 3 bedrooms. 2.5 bathrooms with optional room that could become meditation room or fourth bedroom. Laundry room. European showers. Crown molding. All hardware has been upgraded to designer chrome fixtures, walk-in closets. Shutters in primary bedroom and great room. House is 2,121 square feet of living space on a 6,534 square foot lot. Home features great southern exposure, built-in fireplace, designer front door, elegant wallpaper including silk, linen, and cork. Quartz countertops throughout with upgraded light fixtures. Porcelain flooring. Kitchen has all KitchenAid appliances with 6-burner pro range, two ovens and butler's pantry Backyard features custom fountain, extended covered patio, mature landscaping, exterior patio shades, gas line for bbq grill or outdoor kitchen. Garage has custom cabinetry for additional storage, pre-wired for EV capability.

#### Comments

**Area**            636

**SubType**      Single Family

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

**Agent**          Timothy J Mannix (ID: 27043)

**Structure (approx sq ft)** 2121

**Year Built** 2020

**Lot Size (approx sq ft)** 6534

**Owner**

## Caravan Detail

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<b>0</b>	<b>\$589,900</b>	<b>3531 W Magill Ave, Fresno, CA 93711-0814</b>	<b>Listing#617839</b>
<b>Cross St:</b>	<b>W/Valentine S/Herndon</b>	<b>DOM/CDOM</b> 0/0	<b>Beds 4 Baths 2 SqFt 2272</b>
<b>Driving Directions</b>	From Herndon & Valentine - south on Valentine, west (right) on Magill to property on your left.		
<b>Marketing Remarks</b>	Beautifully remodeled home in the peaceful Garden View West neighborhood. This 4 bedroom 2 bath home with separate living/dining room and family room is nestled within a mature landscape with a refreshing pool & even a vegetable garden! An atrium type garden greets you as you enter the home pouring light & a view of the lush backyard. To your left a formal living room extends to the dining area & includes french doors leading to a side yard. Beyond the formal living room is the open & airy family room complete with luxury vinyl floors, cozy fireplace, dolomite marble countertops, handmade clay body glazed tile backsplash, gas stove, pull-out drawer microwave, beverage fridge, & custom cabinets. The remodeled guest bath has a total spa" feel in tones of white, loads of storage, quartz countertops, luxury vinyl floor, & shower over tub. All 3 bedrooms are carpeted, with the 4th bedroom, currently a quilter's paradise, done in a wood laminate. The master suite includes 2 closet		
<b>Comments</b>	light lunch served 11:00 - 1:30		
<b>Area</b>	711	<b>SubType</b>	Single Family
<b>Office</b>	Realty Concepts, Ltd. - Fresno (ID: 630) 559-490-1500	<b>Agent</b>	Alison A Uremovic (ID: 4959)
<b>Structure (approx sq ft)</b>	2272	<b>Year Built</b>	1978
<b>Lot Size (approx sq ft)</b>	10550	<b>Owner</b>	

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<b>0</b>	<b>\$637,000</b>	<b>1546 W Fir Ave, Fresno, CA 93711-0556</b>	<b>Listing#617315</b>
<b>Cross St:</b>	<b>Locust &amp; Teilman</b>	<b>DOM/CDOM</b> 12/12	<b>Beds 4 Baths 2 SqFt 2251</b>
<b>Driving Directions</b>	From Herndon and Fruit, North on Fruit to Locust, West on Locust to Teilman, South on Teilman to Fir, East on Fir to house on North side of street.		
<b>Marketing Remarks</b>	Welcome to your dream home, nestled in the heart of the prestigious Clovis Unified School District, where elegance meets functionality in a perfect blend. This stunning residence boasts an inviting open floor plan that seamlessly connects the airy living area, bright dining space, and modern kitchen, creating a warm and spacious atmosphere ideal for both relaxation and entertaining. With four generously sized bedrooms and two well-appointed bathrooms, every member of the family will have their own retreat. The highlight of the home is the expansive owner's suite, featuring a private bath, vast closet space, and sliding doors that lead you to a beautifully landscaped backyard oasis. Step outside to enjoy your personal paradise complete with a sparkling private swimming pool, a covered patio for shade, and a large lawn area perfect for outdoor gatherings. The updated kitchen, complete with a convenient breakfast bar, exudes contemporary sophistication and inspires culinary creativity		
<b>Comments</b>	10:30-1pm Refreshments & Drawing		
<b>Area</b>	711	<b>SubType</b>	Single Family
<b>Office</b>	Realty Concepts, Ltd. - Fresno (ID: 630) 559-490-1500	<b>Agent</b>	Gayle Nix (ID: 10756)
<b>Structure (approx sq ft)</b>	2251	<b>Year Built</b>	1979
<b>Lot Size (approx sq ft)</b>	9912	<b>Owner</b>	

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<b>0</b>	<b>\$900,000</b>	<b>6537 N Woodson Ave, Fresno, CA 93711-1150</b>	<b>Listing#617484</b>
<b>Cross St:</b>	<b>W/Van Ness, S/Herndon</b>	<b>DOM/CDOM</b>	<b>8/8 Beds 4 Baths 3 SqFt 2583</b>
<b>Driving Directions</b>	From Blackstone & Herndon, travel west on Herndon, south on Van Ness, west on Magill, south on Woodson. Home will be on right side near the end of the street.		
<b>Marketing Remarks</b>	Phoenix Landing is your luxury oasis within the desired Van Ness Extension neighborhood. With thoughtfully designed living spaces and outdoor amenities, this home is perfect for families of all sizes and ages. The main house features a spacious master bedroom plus three additional bedrooms. Generous living and family rooms provide versatile spaces for family holidays and entertaining friends. A well-appointed kitchen serves as the heart of the home, equipped to inspire your culinary adventures. A dedicated laundry room, garage, and electric gated entrance add to the compound's practicalities and security. Dive into luxury with a large pool featuring a breathtaking waterfall and pebble finish, perfect for refreshing swims or unwinding under the sun. Host unforgettable gatherings on the covered back patio that seamlessly connects the indoor and outdoor living spaces. Two playscapes in the backyard offer boundless fun for children and the young-at-heart. Phoenix Landing's guest house in		
<b>Comments</b>	Noon-2pm. Charcuterie will be served.		
<b>Area</b>	711	<b>SubType</b>	Single Family
<b>Office</b>	Keller Williams Fresno (ID: 911) 559-432-5533	<b>Agent</b>	Mike Angelos (ID: 15590)
<b>Structure (approx sq ft)</b>	2583	<b>Year Built</b>	1974
<b>Lot Size (approx sq ft)</b>	25300	<b>Owner</b>	Cameron Family Llc

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<b>0</b>	<b>\$500,000</b>	<b>6547 N Western Ave, Fresno, CA 93722-3613</b>	<b>Listing#617712</b>
<b>Cross St:</b>	<b>Palo Alto &amp; State</b>	<b>DOM/CDOM</b>	<b>5/5 Beds 4 Baths 3 SqFt 2083</b>
<b>Driving Directions</b>	Herndon to Polk. South on Polk to Palo Alto. Go East to State. Go south and follow around corner of Western & Wathen.		
<b>Marketing Remarks</b>	Discover the perfect balance of space, style, and relaxation in this beautiful 4-bedroom, 3-bath home. The open-concept kitchen is a chef's dream and flows effortlessly into the living areas, creating a warm and inviting atmosphere. Step outside to your private oasis, complete with a sparkling swimming pool- ideal for fun and entertaining guest. Make your appt to see this home today!		
<b>Comments</b>	12-2PM		
<b>Area</b>	722	<b>SubType</b>	Single Family
<b>Office</b>	Realty Concepts, Ltd. - Fresno (ID: 630) 559-490-1500	<b>Agent</b>	Sandra Navarrete (ID: 18062)
<b>Structure (approx sq ft)</b>	2083	<b>Year Built</b>	1994
<b>Lot Size (approx sq ft)</b>	6432	<b>Owner</b>	

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**0** \$554,900      1086 E Olympic Dr, Fresno, CA 93730-5914      Listing#617695  
**Cross St:** Millbrook/Ponderosa      **DOM/CDOM** 4/4      **Beds** 4    **Baths** 2    **SqFt** 1617

**Driving Directions** North on Ft. Washington/Millbrook, left on Ponderosa and right on Olympic.

**Marketing Remarks** Discover this beautifully upgraded 4 bed 2 bath home ideally situated near upscale amenities, renowned golf courses, and within the highly-regarded Clovis North School District. This open floor plan features vaulted ceilings in the great room, centered around a cozy fireplace creating a warm and inviting space for family and friends. The well appointed kitchen shines with quartz countertops, white Maplewood cabinetry, breakfast bar, pantry and dining area with view of backyard. The isolated master suite is a private retreat with French doors opening to private backyard oasis-perfect for quiet enjoyment. The ensuite bath features granite counters, a soaking tub, large shower and pretty privacy glass window! Walk-in closet with additional shelving! Granite counters in hall bath and laundry room add a luxury touch. Water resistant laminate flooring flows throughout the home, complimented by updated hardware, canned lighting and window blinds. The outdoor space includes an extended pat

**Comments** 11-1pm light refreshments will be served!

**Area** 730

**SubType** Single Family

**Office** Century 21 Select Real Estate (ID: 8261104)  
559-226-2811

**Agent** Karen Avenell (ID: 2737)

**Structure (approx sq ft)** 1617

**Year Built** 2005

**Lot Size (approx sq ft)** 6200

**Owner** Owner