

Caravan Detail

Wednesday Caravan 12/05/18

Starting location: Starting time: 10:00am

0 \$444,999 10280 Rolling Hills Dr, Madera, CA 93636-8827 Listing#513537
Cross St: Lanes Bridge DOM/CDOM 25/25 Beds 3 Baths 2 SqFt 2304

Driving Directions USE GPS

Marketing Remarks Rare Opportunity to own this Beauty in the Amazing Rolling Hills Subdivision on the most sought after street in the area. Just minutes to River Park. This Home is on almost 1 gorgeous acre. Large Ranch Style single story with over 2300 sq ft 3 Bedroom with Beautiful Front Kitchen w Granite counters open to the Family room, Separate living room and an additional 21'6 x 16'6 Great Room/Game Room/Home business office as well. Recessed lighting, Recently painted exterior, Newer AC System. Newer Beautiful Interior raised panel doors. Immaculate landscape yards with room to roam. Large rear patio, 3 car garage and side storage shed. All fenced and huge separate area all fenced with drivable surface for all the toys, Rv's/Boats/Trailers/Cars...You name it. Must see! Premier award winning Golden Valley School District.

Comments 12-1:30 Come by/light lunch & sweets

Area 636

SubType Single Family

Office HomeSmart PV and Associates (ID: 8175801)
559-473-2555

Agent Nora Hall (ID: 14492)

Structure (approx sq ft) 2304

Year Built 1973

Lot Size (approx sq ft) 39999

Owner Owner

0 \$545,000 707 E Hampton Way, Fresno, CA 93704-4208 Listing#510283
Cross St: Wishon/Hampton Way DOM/CDOM 82/82 Beds 4 Baths 2 SqFt 2830

Driving Directions From Ashlan and Wish, head south on Wishon. Home is located on the NE corner of Hampton Way and Wishon.

Marketing Remarks Classic Old Fig home located on a large corner lot! This colonial features 4 bedrooms, 2 bathrooms and over 2,800 square feet of living space. Beautiful hardwood floors and custom molding throughout the home. The gourmet kitchen has been remodeled and consists of double ovens, build-in refrigerator granite counter tops and stainless steel appliances. With two large living spaces and a formal dining room, you have plenty of space to entertain family and friends. The exterior features mature landscaping, a detached 4 car garage and a swimming pool for our hot summer days! All of this located in Old Fig Garden near Fig Garden Village, Fig Garden Swim and Racquet and Christmas Tree lane.

Comments 11-1

Area 704

SubType Single Family

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

Agent Vincent Kennedy (ID: 18363)

Structure (approx sq ft) 2830

Year Built 1944

Lot Size (approx sq ft) 14601

Owner

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Starting location: Starting time: 10:00am

0 \$285,000 **517 E Clinton Ave, Fresno, CA 93704-5412** **Listing#514349**

Cross St: clinton/palm **DOM/CDOM 6/6** **Beds 3 Baths 1.7: SqFt 1663**

Driving Directions From Palm and Clinton, East on Clinton one block to NE corner of Wilson and Clinton.

Marketing Remarks Here is your chance to own an iconic English Tudor built by Taylor Wheeler. Custom built in 1935 for the Bingham family and nestled in a wooded 12,015 sf lot in the St Francis Wood tract of the Terrace Gardens Historic District. The meticulously maintained front yard gives this home stunning curb appeal. Rich hardwood floors, original mahogany doors, moldings & mantle, and three stained glass windows enhance the period charm of the home. The bathrooms boast vintage tile in pristine condition. A fully finished windowed basement is perfect for an office, den, wine room, or hang out space. The backyard is a gardener's paradise with a brick patio that's perfect for entertaining. The long driveway has ample parking and leads to a portico off of the kitchen where the driveway continues to a detached 2-car garage. Equipped with a wall AC unit and upgraded electrical, the garage can also be used as a work space or studio. The possibilities are endless...

Comments 11-1

Area 704

SubType Single Family

Office Assemi Real Estate, Inc (ID: 82901) 559-269-3075

Agent Nader A Assemi (ID: 20964)

Structure (approx sq ft) 1663

Year Built 1935

Lot Size (approx sq ft) 12015

Owner

0 \$265,000 **682 E Ellery Ave, Fresno, CA 93710-5418** **Listing#514103**

Cross St: Bullard/First **DOM/CDOM 9/9** **Beds 3 Baths 1.7: SqFt 1590**

Driving Directions From First and Bullard: north on First, west on Ellery

Marketing Remarks As you drive up to this beautiful Hallmark home, you'll catch your first glimpse of the pride of ownership with the newly installed drought-tolerant landscaping. Upon entering the home you'll see beautiful laminate floors, newer carpet and dual pane windows in addition to smart home upgrades, such as a Nest thermostat and a Rachio smart WiFi sprinkler controller. The home boasts a large formal dining room (potential fourth bedroom, if desired), spacious family room, open kitchen with updated appliances and dinette. This fantastic home won't last long, so come and see it before it's sold!

Comments 11AM-1PM, visit all three Assemi RE listings and be entered to win a \$50 gift card to Fleming's

Area 710

SubType Single Family

Office Assemi Real Estate, Inc (ID: 82901) 559-269-3075

Agent Megan J Thompson-Shultz (ID: 22955)

Structure (approx sq ft) 1590

Year Built 1966

Lot Size (approx sq ft) 6592

Owner Alexis M Perez & Catherine L Massey

Caravan Detail

Wednesday Caravan 12/05/18

Starting location: Starting time: 10:00am

0 \$399,950 1140 W Escalon Ave, Fresno, CA 93711-2017 Listing#514094

Cross St: Bullard/Palm **DOM/CDOM** 15/15 **Beds** 4 **Baths** 2.5 **SqFt** 2213

Driving Directions North of Bullard between Palm and Fruit. Escalon runs parallel to Bullard from Palm to Fruit.

Marketing Remarks This charming Tenaya Park Estates home is sure to impress. Just over 2200sf, the home sits on an oversized 14,700sf lot with lovely curb appeal and is a quick walk to Tenaya Park. As you enter, guests are greeted by an elegantly appointed formal living and dining room. The open concept family room includes a fireplace, crown molding and french doors that lead to the cozy covered patio. Owned by a master gardener this home features impeccable detailing and a host of tasteful upgrades including a recently remodeled kitchen with granite countertops, marble backsplash, and newer appliances. The front and back yards have been curated with a mix of native plants and fruit-bearing trees providing year-round visual interest. This home boasts dual pane windows, an above ground spa, a potential fifth bedroom & much more. Be sure to schedule your showing today!

Comments 11AM-1PM, visit all three Assemi RE listings and be entered to win a \$50 gift card to Fleming's

Area 711

SubType Single Family

Office Assemi Real Estate, Inc (ID: 82901) 559-269-3075

Agent Megan J Thompson-Shultz (ID: 22955)

Structure (approx sq ft) 2213

Year Built 1965

Lot Size (approx sq ft) 14700

Owner Jane Cavanagh

0 \$450,000 1516 W Escalon Ave, Fresno, CA 93711-1934 Listing#511081

Cross St: Fruit / Bullard **DOM/CDOM** 53/53 **Beds** 5 **Baths** 2.5 **SqFt** 2168

Driving Directions North on Fruit. Right on Sample. Left on Teilman. Left on Escalon.

Marketing Remarks Designed in 1970 by Fresno architect Robin Gay McCline as his personal residence. The warm glow emanating from the windows invites you into this exceptional post and beam modern. Numerous fenced garden nooks create private spaces off the kitchen, master bedroom and secondary bedrooms. Nearly 50 years later, its layout is still relevant with an open concept feel and copious amounts of storage inside and out. The family room once featured a sunken conversation pit that has since been covered up, but ready to be revealed should you so choose. A fully functional lighting control system, central vac, door openings with no casing, redwood paneling inside & out and a Hans Sumpf adobe fireplace are all existing features you won't find in just any home. Large overhangs provide shade for the walls of glass that frame the lush landscaping while the foam roof keeps the home remarkably cool in the summer. New period-appropriate carpeting and fresh paint inside and out make this home move-in ready.

Comments 11AM-1PM, visit all three Assemi RE listings and be entered to win a \$50 gift card to Fleming's

Area 711

SubType Single Family

Office Assemi Real Estate, Inc (ID: 82901) 559-269-3075

Agent Nader A Assemi (ID: 20964)

Structure (approx sq ft) 2168

Year Built 1970

Lot Size (approx sq ft) 17600

Owner

Caravan Detail

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Starting location: Starting time: 10:00am

0 \$329,950 6163 N Benedict Ave, Fresno, CA 93711-1602 Listing#513781

Cross St: Marks / Sierra **DOM/CDOM** 20/20 **Beds** 3 **Baths** 2 **SqFt** 1708

Driving Directions From Marks and Sierra, south on Marks, west on Escalon, south on Benedict

Marketing Remarks You can finally stop looking, this is it! This wonderfully well kept 3 bedroom 2 bathroom home is quietly nestled at the end of a fantastic cul-de-sac in Northwest Fresno. Pride of ownership truly shows through all of the updates and care that the long time owners have put into this home. Featuring 3 bedrooms, 2 bathrooms, a formal dining room, updated kitchen and plenty more. Enjoy the expansive backyard with a covered patio, above ground spa and workshop/shed (with electrical). This home has it all! Don't wait long, as this one will be gone before you know it!

Comments Open 11-1, feel free to bring your buyers!

Area	711	SubType	Single Family
Office	Realty Concepts, Ltd (ID: 630) 559-490-1500	Agent	Rick Tomasello (ID: 16014)
Structure (approx sq ft)	1708	Year Built	1976
Lot Size (approx sq ft)	11500	Owner	

0 \$400,000 6682 N Delbert Ave, Fresno, CA 93722-8308 Listing#512963

Cross St: Palo Alto/Polk **DOM/CDOM** 35/35 **Beds** 3 **Baths** 2.7 **SqFt** 2815

Driving Directions From the corner of Polk and Herndon, go South on Polk to Palo Alto. Turn Left onto Palo Alto then turn Left onto Delbert. The home is on the 2nd cul de sac on the right, on the corner.

Marketing Remarks This immaculate house is waiting for you to call home. This house has 3 bedrooms and 2.75 bathrooms with a bonus room downstairs(no closet) and a loft upstairs that can be converted to a 4th bedroom. The Master bedroom is located downstairs and has an extended seating area, perfect for use as a reading area. The master bath has his and her separate sinks and counter space. The jetted bathtub is ready for use to wind down from a long day at work. The kitchen is spacious and has plenty of storage as well as a pantry. There is an everyday eating area adjacent to the kitchen and a formal dining area. The back yard is very well landscaped and a great size for the kids to play. Call your Realtor to schedule an appointment to view this home today.

Comments 12pm - 2pm

Area	722	SubType	Single Family
Office	Keller Williams Westland Realty (ID: 911) 559-432-5533	Agent	Jose F Reyna (ID: 14947)
Structure (approx sq ft)	2815	Year Built	2003
Lot Size (approx sq ft)	7956	Owner	Julian Hernandez Jr & Mary Hernandez