

Caravan Detail

Wednesday Caravan 08/22/18

Starting location: Starting time: 10:00am

0 \$367,500 **852 N McArthur Ave, Clovis, CA 93611-6654** **Listing#507259**

Cross St: Alluival **DOM/CDOM 27/27** **Beds 4 Baths 2 SqFt 1635**

Driving Directions North on Fowler to Alluvial right on Alluvial to first street make a left and follow around to McArthur

Marketing Remarks Home located in the Dry Creek Elementary school district. Many upgrades see uploaded list. Bring your picky buyers. Pebble tech pool. Pool equipment updated 1 year year ago. New fencing. Garage finished with extra power outlets including 220 and (4)110 outlets. Finished garage with storage above and epoxy floor. RV parking with storage shed. 3 car garage. Inside newer paint. Upgraded tile. Surround sound system.

Comments Brokers Open 11:30-2:00 light lunch

Area 611	SubType Single Family
Office Quality First Real Estate Group Corporation (ID: 82041) 559-765-2331	Agent Cindy Kelsey (ID: 7541)
Structure (approx sq ft) 1635	Year Built 2002
Lot Size (approx sq ft) 8710	Owner Owner of record

0 \$625,000 **743 Athens Ave, Clovis, CA 93611-7008** **Listing#500785**

Cross St: N/Alluvial E/Clovis **DOM/CDOM 127/127** **Beds 5 Baths 2.5 SqFt 3389**

Driving Directions From Clovis and Alluvial, west on Alluvial, right on Dewitt, right on Athens. Go all the way down to Cul de sac.

Marketing Remarks Beautiful CUSTOM turnkey home is centrally located and sits at the end of a quiet cul-de-sac. As you enter the foyer you are drawn in by warm inviting colors and gorgeous hardwood floors. The home has been completely updated and extremely well cared for. The kitchen features granite counters, stainless-steel appliances, gas range, and double ovens. There are 2 separate living spaces, both with beautiful fireplaces. The backyard is great for entertaining with a covered patio, pool, and putting green. Master, and 2 additional bedrooms on main level, dedicated wood paneled library/office, OWNED SOLAR, synthetic lawn, detached garage with built in cabinets, Clovis Unified. This home checks all of the boxes! Bed count is different than tax records, if important buyer to verify.

Comments 11-1p.

Area 611	SubType Single Family
Office London Properties, Ltd. (ID: 320) 559-436-4000	Agent Danyelle Conner (ID: 17504)
Structure (approx sq ft) 3389	Year Built 1991
Lot Size (approx sq ft) 12305	Owner

0 \$664,888 **635 W Lexington Ave, Clovis, CA 93619-4842** **Listing#504961**

Cross St: Nees / Willow **DOM/CDOM 62/62** **Beds 3 Baths 2.5 SqFt 3494**

Driving Directions From River Park head East on Nees Ave past Willow turn left on Timmy.

Marketing Remarks Spacious Wathen- Costanos home located in the prestigious Buchanan Estates, featuring 3 bedrooms 2.5 baths. Office could be converted into a 4th BD. Popular model with atrium, sparkling built in pool and spa, large kitchen, living room dining and great room perfect for entertaining ! Lovely isolated master retreat featuring a large bedroom, spa like bath with large shower, soaking tub , dual sinks, vanity, huge walk in closed & linen closet. In the Clovis School District near Clovis Trail ,shopping and great restaurants. Truly a place to call home!

Comments Open 11 to 1 Join me to View an Incredible Home Light Lunch Served

Area 619	SubType Single Family
Office Guarantee Real Estate (ID: 51011) 559-434-1600	Agent Debra R Myers (ID: 6410)
Structure (approx sq ft) 3494	Year Built 2002
Lot Size (approx sq ft) 12420	Owner

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

Information deemed reliable but not guaranteed.

Caravan Detail

Wednesday Caravan 08/22/18

Starting location: Starting time: 10:00am

0 \$1,575,000 24647 Pittman Hill Rd, Clovis, CA 93619-9344 Listing#508622

Cross St: Tollhouse / Sample DOM/CDOM 4/4 Beds 4 Baths 3 SqFt 3815

Driving Directions From Fresno/Clovis, head east on hwy 168, turns into Tollhouse. Turn right on Sample to 24647 Pittman Hill Rd.

Marketing Remarks Experience country living at its finest. Spectacular 3,815 sqft home is surrounded by breathtaking views. Property includes 2 parcels comprised of approx 38 ac. Security gates offers privacy w/ expansive driveway & 4 car garage over 1000 sf. Lot is set up for horses, cattle or ag. Property is equipped w/ two 5000 gal of water storage. Backyard features lush landscape, sparkling built-in pool, spa & covered patio. Inviting interior is designed w/ illuminating windows, hardwood floors, trimmed w/ stone fireplace & towering ceilings, built-in entertainment center w/ interior/exterior surround sound system. Generous size kitchen offers 2 ovens, 5-burner gas stove, built-in fridge, granite counters, huge center island, & numerous cabinets w/ rollout shelves. Master suite is a private retreat featuring cozy fireplace, views, & large elegant ensuite. Luxurious country living is located just 15 minutes away from Clovis Comm Hospital, shopping & dining. Call to schedule your private tour.

Comments Lunch provided, come see this speculator listing from 12p-3p!

Area 619

SubType Single Family

Office Realty Concepts, Ltd (ID: 63004) 559-322-1194

Agent Portia V Luttrell (ID: 7754)

Structure (approx sq ft) 3815

Year Built 2006

Lot Size (approx acres) 37.7700

Owner

0 \$385,000 2246 Amanecer Ave, Clovis, CA 93619-5180 Listing#508777

Cross St: Shaw/ Leonard DOM/CDOM 0/0 Beds 4 Baths 2 SqFt 2456

Driving Directions From Shaw south on Leonard, then east on N Loma Vista Ave, north on N Soledad Ave, west on Duncan Ave, north on Amanecer.

Marketing Remarks This beautiful home has plenty of room for everyone! A gorgeous kitchen with gas cooktop, abundant counter space and beautiful cabinets. A separate dining area perfect for everyday eating or entertaining! In addition, two large living areas one upstairs and one downstairs. Also, perfect for entertaining is the life time warrantied 16' X 11' covered patio. The large master suite is on the main level and all other large bedrooms are located upstairs. What more could you ask for? How about OWNED SOLAR, tinted windows, security system, raised garden bed and garage shelving. Truly an amazing home that shows pride of ownership! Video cameras operable at all times.

Comments Come see great home! Dessert! 11:30 - 1:00

Area 619

SubType Single Family

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

Agent Malinda McGurk (ID: 19580)

Structure (approx sq ft) 2456

Year Built 2015

Lot Size (approx sq ft) 5000

Owner

Caravan Detail

Wednesday Caravan 08/22/18

Starting location: Starting time: 10:00am

0 \$235,000 4872 N Hulbert Ave #102, Fresno, CA 93705-0235 Listing#508668

Cross St: S/Shaw W/Van Ness DOM/CDOM 3/3 Beds 3 Baths 1.7 SqFt 1386

Driving Directions 41 to Shaw heading West past West ave, to Sequoia (South side of street) Van Ness is on the North side. Right in between Pardini's, The Annex Kitchen Restaurant, and the Piccadilly Inn. This unit is toward the back of the complex, an end unit.

Marketing Remarks Hidden Gem! Truly one of those rare finds, secluded, yet close to everything, including shopping, dining, transportation and more. Looking to buy instead of rent? Look no further than this PUD (Planned Urban Development) featuring, three bedrooms, two baths, with vaulted ceilings in the great room, a fireplace with blower, beautiful wood flooring, a kitchen with granite counter tops, a pantry, dishwasher, and kitchen nook for dining. Great sized outdoor patio space. Master Bedroom En-suite with dual sinks, and walk-in closet. Attached two car garage. Single story, one level floor, walk-in safety tub/shower, and an end unit, no neighbors on one side. 3 exits to your very own private courtyard. Front Double Doors with Security Door as well. Meander along the tree lined pathways, take a dip in the pool, play a game of tennis, while enjoying the refreshing landscape. Located within Piccadilly Village, just off of Van Ness and Shaw.

Comments 11:30-2PM Cool treats just for you!

Area 705	SubType PUD, Single Family
Office Keller Williams Westland Realty (ID: 911) 559-432-5533	Agent Rachel Engle (ID: 8125)
Structure (approx sq ft) 1386	Year Built 1974
Lot Size (approx sq ft) 2604	Owner

0 \$709,000 7572 N Tahan Ave, Fresno, CA 93711 Listing#508736

Cross St: N/Alluvial W/Van Ness DOM/CDOM 0/0 Beds 4 Baths 4 SqFt 3712

Driving Directions Herndon to Van Ness, from Van Ness turn left on Alluvial, then Right on Tahan

Marketing Remarks Incredible Royal Coach Beauty. Beautifully appointed & entertainers dream home & yard. 4 Bedrooms & 3 have private baths. Master Bed Suite complete w/sitting Rm w/fireplace & bookcases. Lavish Master Bath w/double sink vanities, oval soaking tub & separate room for 2 headed walk in shower. Wonderful loft or Library area viewed from Foyer. Gorgeous Leaded Glass door entry w/Travertine flooring & impressive half spiral staircase & gallery. Formal LR w/beautiful wood mantled fireplace. Formal DR w/stunning wood trimmed arched doorways. Gourmet Kitchen w/professional 6 burners, double gas oven. Lovely granite counters w/natural edge. Stainless appliances, Sub-Zero Refrigerator, bow front sink & ice maker. Upscale flooring. Fantastic outdoor kitchen complete w/gas grill, cook top, wine cooler, sink & ice bar. Covered patio w/koi pond & waterfall viewed from interior atrium windows. Pool & Spa just re-plastered, putting greens & RV area behind dual electric gates. New Roof, & 3 car gara

Comments Beautiful Appointed 4Bed/Bath Royal Coach Home w/outdoor Kitchen. Brokers Open from 11-1. Lunch served.

Area 711	SubType Single Family
Office Realty Concepts, Ltd (ID: 630) 559-490-1500	Agent Anthony J Gamber (ID: 3582)
Structure (approx sq ft) 3712	Year Built 1987
Lot Size (approx sq ft) 13250	Owner Lenn and McKenzie Edelbacher

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Caravan Detail

Wednesday Caravan 08/22/18

Starting location: Starting time: 10:00am

0 \$505,000 7411 N Riverside Dr, Fresno, CA 93722-9304 Listing#506339
Cross St: Herndon DOM/CDOM 42/42 Beds 4 Baths 3.5 SqFt 3050

Driving Directions From Herndon and Hwy 99- East from 99- North on Riverside Dr. Home on left

Marketing Remarks Must See Luxury home in NW Fresno, Elderberry on the Bluffs. This 4 Bed 3 1/2 Bath includes large entryway, Guest Room with private bath, and double closets in every bedroom. Spacious great room with stone fireplace opens to Gourmet Kitchen featuring: Stainless GE appliances including 5 burner gas stove, double ovens, walk-in pantry, additional cabinetry to store your large kitchen gadgets, granite counter tops, subway tile back splash, 12ft center island, and bright breakfast nook that will make any chef smile. Formal dining room with dry bar equipped with electric to connect mini fridge. Secluded Master Suite with separate sitting area and a huge walk-in closet. Master bath offers his and her vanities, with separate soaking tub and walk in shower. Golf course directly across the street for lovely views and easy access to explore the river trails below. With over 3,000 sq.ft. there is plenty of space for family time while still having separate rooms for privacy. Welcome Home!

Comments Win a \$100 Visa Gift card Raffle! Wine and snacks will be served

Area 722

SubType Single Family

Office Quality First Real Estate Group Corporation (ID:
82041) 559-765-2331

Agent Mary C Walker (ID: 18301)

Structure (approx sq ft) 3050

Year Built 2014

Lot Size (approx sq ft) 8400

Owner

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