

Client Detail Report

Listings as of 07/26/22 at 9:55am

Sold 07/28/21 **Listing # 558697** **935 E Clinton Ave, Fresno, CA 93704-5629** **Listing Price: \$315,000**
County: Fresno **Cross St: Maroa**



Property Type	Residential	Property Subtype	Single Family
Area	704		
Beds	3	Approx Square Feet	1967 Tax Records
Baths	2	Price/Sq Ft	\$165.23
Garage Spaces	1	Pool	No
Year Built	1929	Lot Sq Ft (approx)	6750 ((Tax Records))
APN	44333431	Lot Acres (approx)	0.1550
DOM/CDOM	12/12		

[See Additional Pictures](#)

School District Fresno Unified **HIGH** Fresno **JRHI** Hamilton **GRAD** Hamilton

Directions Northbound on Blackstone, turn left on Clinton Ave. Go over the railroad tracks, 7th house on your right.

Marketing Remark Classic Taylor Wheeler Tudor home with all the charm as well as updated amenities and features. Great curb appeal with a front sitting porch and arched door entrance into the vaulted ceiling great room. The home has an updated galley kitchen with granite countertops, newer cabinetry and stainless steel appliances. Fresh exterior and interior paint throughout. Three bedrooms and two bathrooms. The main bedroom has a walk-in closet with custom Californian Closet shelving. A large covered patio overlooks the spacious backyard. Fresh front yard and backyard landscaping. Plenty of parking with a long driveway and one car finished garage. Enjoy the pet friendly backyard with gated areas and extra dog run space. The home has dual pane windows and central heat and cool. You will also find a unfinished basement for extra storage needs.

Selling Information

Pending Date	05/21/21	Selling Date	07/28/21
Selling Price	\$325,000		
SP % LP	103.17		

REO/Bank Owned	No	Occupant Type	Vacant
Schools Comment	Buyers please verify		

General Information

Style	Tudor	Region	Urban
# of Stories	Single Story	Master Bedroom Level	Main
Sewer/Water Energy Efficiency	Public Water, Public Sewer Dual Pane Windows	Gas & Electric Solar	Public Utilities No

Interior Features

Heating & Cooling	Central Heat & Cool	Foundation	Wood Sub Floor
Flooring	Tile, Hardwood	# of Fireplaces	1.0
Fireplace Location	Living room	Laundry	In Garage
Bath Features	Tub/Shower, Shower	Kitchen	F/S Range/Oven (To be installed), Gas Appliances, Disposal, Dishwasher, Microwave (To be installed)
Basement	Partial, Unfinished		

Exterior Features

Garage Type Exterior	Detached Stucco	Roofing Front of House Faces	Composition South
Yard	Sprinklers Front, Sprinklers Back, Sprinklers Auto	Patio Features	Covered

Financial Data

Special Disclosure Auction	Agent/Owner Related No	Reports Available	Pest (Attached to listing)
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Mobile Home & Assoc.

Home Owners Assoc
No

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U.S. Patent 6,910,045



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