

# Client Summary Report

Listings as of 12/09/22 at 10:44am

**Sold 10/19/22**      **Listing # 583284**      **1431 W Stuart Ave, Fresno, CA 93711-1952**      **Listing Price: \$579,000**  
**County: Fresno**      **Cross St: Fruit**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	711	<b>Approx Square Feet</b>	2944 Tax Records
<b>Beds</b>	5	<b>Price/Sq Ft</b>	\$204.48
<b>Baths</b>	3	<b>Pool</b>	Yes
<b>Garage Spaces</b>	2	<b>Lot Sq Ft(approx)</b>	14175 ((Tax Records))
<b>Year Built</b>	1976	<b>Lot Acres (approx)</b>	0.3254
<b>APN</b>	40732322	<b>SP % LP</b>	103.97
<b>DOM/CDOM</b>	5/5		
<b>Selling Price</b>	\$602,000		

## Additional Pictures

**School District**      Fresno Unified      **HIGH** Bullard      **JRHI** Tenaya      **GRAD** Starr

**Directions** Take Fruit then West on Stuart. Home is on the left.

**Marketing Remark** Spanish ranch style home in lovely Northwest Fresno area. This home has so many possibilities! Upon entering the large windows greet you with a view of the yard and pool. Featuring 5 bedrooms and 3 baths with open concept and thoughtful floorplan. Entertainment friendly, featuring a living room, dining room, and family room for gatherings. The kitchen is open to the family room and has a gas cooktop, island and pantry. There are two bedrooms plus a full bath on one side of the house, and the Master bedroom plus two more bedrooms on the other side. The lot is large and has a beautiful pool and covered patio area. Courtyard area in front, plus a two car garage. Come see this home and make it your own!

## Presented By:

### Rama Ambati

Lic: 00919580  
Primary: 559-360-6036  
Secondary: 559-360-6036  
Other:

E-mail: [rama@ambatiproperties.com](mailto:rama@ambatiproperties.com)  
Web Page:

### Ambati Properties

Office Lic.: 01973216  
444 W. Shaw Avenue  
Fresno, CA 93704  
559-360-6036  
Fax : 559-360-6036

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U.S. Patent 6,910,045



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