

# Client Detail Report

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

**Sold 11/29/21**      **Listing # 567483**      **4002 E Dakota Ave #103, Fresno, CA 93726-5217**      **Listing Price: \$115,000**  
**County: Fresno**      **Cross St: 9th St**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condominium
<b>Area</b>	726	<b>Approx Square Feet</b>	744 Tax Records
<b>Beds</b>	2	<b>Price/Sq Ft</b>	\$161.29
<b>Baths</b>	1	<b>Pool</b>	Yes
<b>Year Built</b>	1970	<b>Lot Sq Ft (approx)</b>	960 ((Tax Records))
<b>APN</b>	43737002	<b>Lot Acres (approx)</b>	0.0220
<b>DOM/CDOM</b>	8/8		

[See Additional Pictures](#)

**School District** Fresno Unified      **HIGH** Hoover      **JRHI** Tioga      **GRAD** Centennial

**Directions** From 168/Ashlan travel west on Ashlan, south on Cedar, East on Dakota. Property on left.

**Marketing Remark** Cute condo in the Garden Gate community! Nicely maintained grounds by HOA. This 2B/1BA unit features an arched doorway into kitchen which is bright and sunny with a dining nook. The bedrooms are good size with nice closet space. Community pool for those hot summer days! Near 168 and 41 freeway access and short distance to FSU.

## Selling Information

<b>Pending Date</b>	10/16/21	<b>Selling Date</b>	11/29/21
<b>Selling Price</b>	\$120,000		
<b>SP % LP</b>	104.35		

<b>REO/Bank Owned</b>	No	<b>Dual Agency</b>	Yes
<b>Occupant Type</b>	Vacant	<b>Schools Comment</b>	Buyer to verify as boundaries change.

## General Information

<b>Style</b>	Spanish	<b>Region</b>	Urban
<b># of Stories</b>	Single Story	<b>Master Bedroom Level</b>	Main
<b>Sewer/Water Rentals Allowed</b>	Public Water, Public Sewer	<b>Gas &amp; Electric</b>	Public Utilities
<b>Age Restrictions</b>	Yes	<b>Solar</b>	No

## Interior Features

<b>Heating &amp; Cooling</b>	Central Heat & Cool	<b>Foundation</b>	Concrete
<b>Flooring</b>	Carpet, Vinyl	<b>Laundry Kitchen</b>	Coin Op Electric Appliances, Dishwasher, Refrigerator (As Is no warranties)
<b>Bath Features</b>	Tub/Shower		

## Exterior Features

<b>Parking Features</b>	Uncovered	<b>Pool Type</b>	In Ground
<b>Pool Status</b>	Community	<b>Pool Features</b>	Community Pool
<b>Roofing</b>	Composition	<b>Exterior</b>	Stucco
<b>Front of House Faces</b>	East	<b>Yard</b>	Mature Landscape (HOA maintains)
<b>Patio Features</b>	Uncovered, Enclosed		

## Financial Data

<b>Special Disclosure</b>	Flood Zone, Flight Path	<b>Reports Available</b>	NHD
<b>Auction</b>	No		

## Mobile Home & Assoc.

<b>Home Owners Assoc</b>	Yes	<b>HOA Dues</b>	\$256.00 (buyer to verify all HOA info)
<b>Frequency</b>	per month	<b>Assoc/Park Amenities</b>	Pool, Landscape Maint

**Presented By:**

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U.S. Patent 6,910,045



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