

# Client Detail Report

Listings as of 07/26/22 at 9:41am

<b>Sold 08/31/21</b>	<b>Listing # 564524</b>	<b>8846 N 10Th St, Fresno, CA 93720-1869</b>	<b>Listing Price: \$675,000</b>
	<b>County: Fresno</b>	<b>Cross St: Shepherd</b>	



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	720		
<b>Beds</b>	4	<b>Approx Square Feet</b>	2614 Tax Records
<b>Baths</b>	3	<b>Price/Sq Ft</b>	\$279.27
<b>Garage Spaces</b>	4	<b>Pool</b>	Yes
<b>Year Built</b>	2000	<b>Lot Sq Ft (approx)</b>	8880 ((Tax Records))
<b>APN</b>	40346301	<b>Lot Acres (approx)</b>	0.2039
<b>DOM/CDOM</b>	5/5		

[See Additional Pictures](#)

<b>School District</b> Clovis Unified	<b>HIGH</b> Clovis West	<b>JRHI</b> Kastner	<b>GRAD</b> Fort Washington
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**Directions** Use google maps.

**Marketing Remark** This beautiful NE Benart custom home is nestled in a quiet neighborhood with award winning Clovis Schools! Features 4B/3BA, living room, dining room, den, breakfast nook and one secluded bedroom downstairs with a bathroom giving access to the lovely pool. Lots of natural light and high ceilings make this home special. Upstairs are 3 bedrooms including a master suite with good size bathroom and huge oversized walk in closet. Enjoy gathering in the kitchen and family room with french doors to the backyard with pool and covered bbq area for entertaining. 4 car tandem garage provide parking and storage space. OWNED SOLAR panels help with energy savings. Backup power battery. Close to restaurants and shopping. Don't miss out on this lovely home!

## Selling Information

<b>Pending Date</b>	08/17/21	<b>Selling Date</b>	08/31/21
<b>Selling Price</b>	\$730,000		
<b>SP % LP</b>	108.15		

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

## General Information

<b>Style</b>	Colonial	<b>Region</b>	Urban
<b>Zoning</b>	RS5	<b>Lot Dimensions</b>	80X111
<b># of Stories</b>	Two	<b>Master Bedroom Level</b>	Upper
<b>Sewer/Water</b>	Public Water, Public Sewer	<b>Gas &amp; Electric</b>	Public Utilities
<b>Rentals Allowed</b>	Yes	<b>Special Features</b>	Isolated Bedroom, Security System
<b>Solar Age</b>	Yes	<b>Solar Type</b>	Owned
<b>Restrictions</b>	No		

## Interior Features

<b>Heating &amp; Cooling</b>	Central Heat & Cool	<b>Foundation</b>	Concrete
<b>Flooring</b>	Carpet, Laminate, Tile	<b># of Fireplaces</b>	2.0
<b>Fireplace Type</b>	Gas Insert	<b>Fireplace Location</b>	Living room and back patio
<b>Laundry</b>	Inside	<b>Kitchen</b>	Built In Range/Oven, Disposal, Dishwasher, Microwave, Eating Area, Breakfast Bar, Pantry
<b>Extra Rooms</b>	Den/Study		

## Rooms

<b>Main Bedroom Level</b>	Upper
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## Exterior Features

<b>Garage Type</b>	Attached (tandem)	<b>Pool Type</b>	In Ground
<b>Pool Status</b>	Private	<b>Pool Features</b>	Gunite, Grassy Area, Water Feature
<b>Roofing</b>	Composition	<b>Exterior</b>	Wood

Front of West  
House Faces  
Spa No

Yard Sprinklers Front

Patio Features Covered

## Financial Data

Auction No

## Mobile Home & Assoc.

Home Owners No  
Assoc

### Presented By:

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U.S. Patent 6,910,045

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