

# Client Summary Report

Listings as of 07/19/22 at 4:02pm

**Sold 05/10/22**      **Listing # 574647**      **4475 N Thorne Ave, Fresno, CA 93704-3516**      **Listing Price: \$449,900**  
**County: Fresno**      **Cross St: Palm / Gettysburg**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	705	<b>Approx Square Feet</b>	2100 Seller
<b>Beds</b>	4	<b>Price/Sq Ft</b>	\$214.24
<b>Baths</b>	3	<b>Pool</b>	No
<b>Garage Spaces</b>	0	<b>Lot Sq Ft(approx)</b>	17700 ((Tax Records))
<b>Year Built</b>	1930	<b>Lot Acres (approx)</b>	0.4063
<b>APN</b>	42612215	<b>SP % LP</b>	100.00
<b>DOM/CDOM</b>	29/103		
<b>Selling Price</b>	\$449,900		

## Additional Pictures

**School District**      Fresno Unified      **HIGH** Bullard      **JRHI** Wawona      **GRAD** Powers Ginsburg

**Directions** From Palm Ave. & Ashlan, head North, turn left on Holland, turn right on Thorne, home will be on your left.

**Marketing Remark** Newly renovated from top to bottom, this two home property sits on a choice double lot in Fig Garden. Boasting three bedrooms and two full baths, the interior has been updated with newer flooring and paint to enhance the bright floor plan clad with earth tones. The living room invites stylish entertaining. Appliances and white cabinetry contribute to the kitchen's efficiency. The walk-in pantry connects to the large, fenced yard with plenty of space for outdoor play. Expanses of glass provide pleasant views from the vaulted family room and dining area. The master suite with large closet affords privacy. Two further bedrooms and full bath with shower/tub provide lovely accommodations. The turnkey guest house offers additional lodging or income producing opportunity and is a one bedroom one bathroom. RV parking, new lighting and spacious patio add to the amenities. Situated steps to the local middle school, the prime Fresno location enjoys a position just moments from restaurants, personal services, shops and parks.

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July 2022

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U.S. Patent 6,910,045



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