

# Client Detail Report

Listings as of 07/26/22 at 9:27am

Sold 11/12/21	Listing # 567105 County: Fresno	3019 W Pembroke, Fresno, CA 93711-1180 Cross St: S Herndon/ E Marks	Listing Price: \$449,000
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Property Type	Residential	Property Subtype	Single Family
Area	711		
Beds	3	Approx Square Feet	2418 Tax Records
Baths	3.50	Price/Sq Ft	\$175.77
Garage Spaces	2	Pool	Yes
Year Built	1991	Lot Sq Ft (approx)	5130 ((Tax Records))
APN	40648303S	Lot Acres (approx)	0.1178
DOM/CDOM	13/13		

See Additional Pictures

School District	Fresno Unified	HIGH	Bullard	JRHI	Tenaya	GRAD	Forkner
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**Directions** Herndon to Marks. South on Marks, east on Wellington, follow around to Pembroke, turn right. House is on the right.

**Marketing Remark** Located in the desirable gated community of Stonebridge. Peace, security, comfort & quality is what you will find behind the esteemed gates of one of north Fresno's finest communities. Enjoy the large great room with fireplace and easy access to the patio for lake views and relaxing with friends and family. There is newer laminate flooring throughout the lower level and in all baths. The kitchen has granite counters and decorative backsplash. The Master Suite is conveniently located on first level which includes a separate sitting room/office area. In addition, a second bedroom, full bath and powder room are also downstairs. Upstairs is a spacious loft/ game room plus a 3rd bedroom & full bathroom. Includes 24/7 security gate with attendant, 4 lighted tennis courts, 3 pools & spas, clubhouse, 10 lakes and streams & meticulously landscaped areas. RV parking is available. Don't let this opportunity pass by.

## Selling Information

Pending Date	10/13/21	Selling Date	11/12/21
Selling Price	\$425,000		
SP % LP	94.65		

REO/Bank Owned	No	Dual Agency	Yes
Occupant Type	Caretaker	Schools Comment	Buyer to verify schools.

## General Information

Style	Contemporary	Region	Urban
Zoning	RS4	Lot Dimensions	54X95
# of Stories	Two	Master Bedroom Level	Lower
Sewer/Water	Public Water, Public Sewer	Gas & Electric	Public Utilities
Special Features	Isolated Bedroom (upstairs with loft), Security Gate	Solar	No
Age Restrictions	No		

## Interior Features

Heating & Cooling	Central Heat & Cool	Foundation	Concrete
Flooring	Carpet, Laminate	# of Fireplaces	1.0
Fireplace Type	Gas Insert	Fireplace Location	Family room
Laundry	Inside	Bath Features	Tub/Shower, Oval Tub
Kitchen	Built In Range/Oven, Electric Appliances, Disposal, Dishwasher		

## Rooms

Main Bedroom Level	Lower
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## Exterior Features

Garage Type	Attached	Parking Features	Potential RV Parking (within Stonebridge Community)
Pool Type	In Ground	Pool Status	Community
Pool Features	Community Pool	Roofing	Composition

**Exterior** Stucco  
**Yard** Sprinklers Front, Mature Landscape  
**Spa Type** Community Spa

**Front of House Faces** South  
**Spa** Yes  
**Patio Features** Other (pergola)

## Financial Data

**Special Disclosure** Agent/Owner Related

**Auction** No

## Mobile Home & Assoc.

**Home Owners Assoc** Yes  
**Frequency** monthly

**HOA Dues** \$390.00

**Assoc/Park Amenities** Pool, Club House, Green Area, RV Storage, Tennis, Security Guard, Lake/Pond, Gated Community

## Presented By:

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U.S. Patent 6,910,045

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