

# Client Summary Report

Listings as of 09/30/22 at 1:26pm

**Sold 06/30/22**      **Listing # 579632**      **4895 W Athens Ave, Fresno, CA 93722-2120**      **Listing Price: \$977,900**  
**County: Fresno**      **Cross St: Herndon & Milburn**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	722	<b>Approx Square Feet</b>	3769 Appraiser
<b>Beds</b>	4	<b>Price/Sq Ft</b>	\$253.38
<b>Baths</b>	3.50	<b>Pool</b>	No
<b>Garage Spaces</b>	4	<b>Lot Sq Ft(approx)</b>	11700 ((Tax Records))
<b>Year Built</b>	2003	<b>Lot Acres (approx)</b>	0.2686
<b>APN</b>	50233009S	<b>SP % LP</b>	97.66
<b>DOM/CDOM</b>	3/3		
<b>Selling Price</b>	\$955,000		

## Additional Pictures

**School District**      Central Unified      **HIGH** Central      **JRHI** Rio Vista      **GRAD** Liddell

**Directions** From Herndon, head north on Milburn, left on Alluvial, right on W River Vista Dr., right on Belvedere, right on Bluff, right on W Cromwell, left on Antioch, left on Athens home is on your right.

**Marketing Remark** Located in the exquisite Bellaviera subdivision, this custom built home is what you've been looking for. This gorgeous 4 Bedroom / 3.5 Bathroom home has been upgraded throughout. Open floor plan, Tray ceilings throughout, spacious Great Room, Formal Dining Room, and Gourmet Kitchen w/granite counters, built in refrigerator, beautifully upgraded cabinets, stainless steel appliances w/6 burner cooktop and double ovens. The spacious Master bedroom has its own fireplace, an abundance of natural light, and a Jacuzzi tub in the master bath. Potential in-law quarters on the opposite end of the house. Each bedroom has its own zoning/thermostat. A low maintenance backyard featuring synlawn and a travertine tile patio set the space for a great entertaining area. With an attached 4 car garage there is plenty of parking room for the whole family. The surrounding neighborhood is secluded, yet close to freeway access, and a rapidly expanding selection of select shopping and dining.

## Presented By:

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 U.S. Patent 6,910,045



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