

Agent Summary Report

Listings as of 01/20/23 at 10:03am

Sold 01/05/23 **Listing # 587619** **3673 Utah Ln, Clovis, CA 93619-2007** **Listing Price: \$415,000**
County: Fresno **Cross St: E/DeWolf**



Property Type	Residential	Property Subtype	Single Family
Area	619	Approx Square Feet	1616 Tax Records
Beds	4	Price/Sq Ft	\$247.52
Baths	2.50	Pool	Yes
Garage Spaces	2	Lot Sq Ft (approx)	3952 ((Tax Records))
Year Built	2006	Lot Acres (approx)	0.0907
APN	55817202S	DOM/CDOM	19/19

Owner Name Sullivan
Showing Instr. Call LA Seller would like 1-2 hr notice. Small children.

Additional Pictures

School District	Clovis Unified	HIGH Clovis North	JRHI Granite Ridge	GRAD Bud Rank
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Directions East on Shepherd, turn right on De Wolf, left on Harlan Ranch Blvd, left on Sanders, right on Utah.

Marketing Remark Beautiful quality built Wathen Castanos home. Prime location in Harlan Ranch. Close proximity to clubhouse, pool, main community park and Clovis Bud Rank Elementary School. This home features 4Bd 2.5Ba, 2 car garage. The main level features the master suite with en-suite bathroom and large closet, laundry room, guest half bath, additional spacious bedroom, open living room, kitchen, dining concept with gas fireplace, granite counters, Kitchen Craft cabinetry, large island. High ceilings and lots of windows provide natural light. Upstairs there is a full bath and two more large bedrooms. The solar / security power purchase agreement to be assumed by buyer - low energy bills! Premium lot with walk around side yards. Enjoy low maintenance backyard with spacious fire pit area and covered patio. Perfect for entertaining.

Agent-Only Rmrks Close of escrow to be the first week in January. Seller would like three day SIP.

PG & E true up is attached. Original solar agreement is attached.

Sun Run payment approximately \$58 per month. Vivant Security approximately \$55 per month.

Sellers currently have Club Advantage maintenance with Lee's Air \$299.88 yearly.

Please do not type in sellers names on purchase agreement forms.

Do not use ShowTime.

Commission	3%
Variable Rate	No
Listing Agent	Karen Avenell (ID:2737) Primary:559-269-2232
Listing Office	Coldwell Banker Premier R.E. (ID:352) Phone: 559-226-2811, FAX: 559-226-8692

Selling Price \$400,000	Selling Date 01/05/23
Selling Agent Rama Ambati (ID: 4295) Phone: 559-360-6036	Selling Office Ambati Properties (ID: 82154) Phone: 559-360-6036
Selling Co-Agent	Selling Co-Office
Financing Cash	Selling Comments
	SP % LP 96.39

Presented By: Linda Lean Lic: 01512133 / Ambati Properties Phone: 559-862-8860 Office Lic.: 01973216

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U.S. Patent 6,910,045

Any offers of compensation are made only to participants of the MLS where the listing is filed.