

# Client Summary Report

Listings as of 07/18/22 at 4:35pm

**Sold 06/02/22**      **Listing # 573299**      **7510 N Channing Way, Fresno, CA 93711-0468**      **Listing Price: \$1,599,000**  
**County: Fresno**      **Cross St: Herndon/West**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	711	<b>Approx Square Feet</b>	7224 Tax Records
<b>Beds</b>	7	<b>Price/Sq Ft</b>	\$204.18
<b>Baths</b>	6	<b>Pool</b>	Yes
<b>Garage Spaces</b>	4	<b>Lot Sq Ft(approx)</b>	43560 ((Tax Records))
<b>Year Built</b>	1987	<b>Lot Acres (approx)</b>	1.0000
<b>APN</b>	40535037S	<b>SP % LP</b>	92.25
<b>DOM/CDOM</b>	16/16		
<b>Selling Price</b>	\$1,475,000		

## Additional Pictures

**School District**      Clovis Unified      **HIGH** Clovis West      **JRHI** Kastner      **GRAD** Nelson

**Directions** From Herndon and West head north on West. Right on Alluvial, left on Channing.

**Marketing Remark** Old World charm with modern amenities! This gracious traditional estate on 1 acre lot offers finest living and entertaining in style. This custom designed home was built with superior craftsmanship and quality materials. This 7 bedroom 6 bath home is situated on a cul-de-sac with mature landscaping, pool, waterfall and tennis court. Enter the grand entry with a curved staircase. Formal living/library with fireplace. Banquet size formal dining. Expansive great room with high ceilings, massive rock fireplace, wet bar and pool table area. Gourmet kitchen with granite counters, center island, built in refrigerator and walk in pantry. All bedrooms are large with walk in closets and attached bathrooms. Master bedroom suite with fireplace sitting area kitchenette and balcony. Two bedrooms on the main level, one perfect for inlaws/nanny with kitchenette. Pool house with bathroom. Recent upgrades include newer floor coverings, granite counters, interior and exterior paint, newer roof, newer A.C units, newer fans and light fixtures etc. Award winning Clovis Schools! Don't miss this opportunity to own this masterpiece!

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U.S. Patent 6,910,045

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