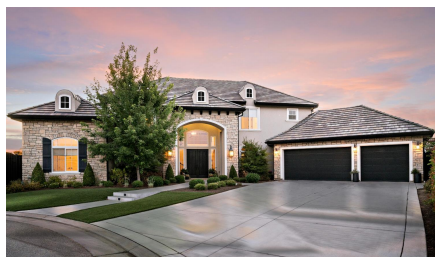


Client Detail Report

Listings as of 07/26/22 at 9:54am

Sold 07/28/21 **Listing # 560901** **2408 E Strathmore Pl, Fresno, CA 93730-9717** **Listing Price: \$1,750,000**
County: Fresno **Cross St: S/Copper & W/Chestnu**



Property Type	Residential	Property Subtype	Single Family
Area	730	Approx Square Feet	4858 Tax Records
Beds	6	Price/Sq Ft	\$360.23
Baths	4.75	Pool	No
Garage Spaces	3	Lot Sq Ft (approx)	18185 ((Other))
Year Built	2016	Lot Acres (approx)	0.4175
APN	57817031		
DOM/CDOM	10/10		

[See Additional Pictures](#) [See Virtual Tour](#)

School District Clovis Unified **HIGH** Clovis North **JRHI** Granite Ridge **GRAD** Fugman

Directions From Friant Rd, turn East on Copper Ave. South on Chestnut Ave, then turn right into Gated Community on Sherbou Ave. Once through gate turn right and follow street to cul-de-sac.

Marketing Remark Gorgeous contemporary design, this immaculate custom home is within the gated Copperline Estates. The large property boasts a beautiful double-door entry with high ceilings, grand winder staircase, vaulted wood beam ceilings in the living room offer tons of natural light, plus a 3 car (pull thru) garage and extra deep driveway. 22 panel owned solar installed in 2020 by SunPower.

Offering 6 bedrooms, 4.75 bathrooms, 2 Master Bedrooms, a formal dining room, chef's kitchen with stainless steel appliances including upgraded Wolf Gas Range/Oven and additional built-in oven + two dishwashers, beautiful marble countertops, and a walk-in pantry. Built-in surround sound speakers flow throughout the entire main floor and patio.

The backyard expands to a large lush lawn with two raised planters on underground drip plus a covered patio with three fans. Additional side yard with iron gate separation includes raised garden boxes and an extra cement slab with storage unit wired with electricity. The quiet Cul-de-Sac in Clovis Unified School District is perfect for any Family. Schedule your showing today!

Selling Information

Pending Date 06/21/21 **Selling Date** 07/28/21
Selling Price \$1,750,000
SP % LP 100.00

REO/Bank No **Occupant** Owner
Owned **Type**
Phone To 559-2879962 **Schools** Buyer to Verify Schools
Show **Comment**

General Information

Style Contemporary **Region** Urban (Suburb)
Zoning RS3 **Lot** 120X140
Tract/Builder 5150/Gary McDonald **Dimensions**
Master Main **# of Stories** Two
Bedroom **Sewer/Water** Public Water, Public Sewer
Level **Unit** Split Level
Gas & Electric Public Utilities **Description**
Rentals Yes **Special** Isolated Bedroom (2nd Master upstairs), Isolated Bathroom (2nd
Allowed **Features** Master upstairs), Security System, Security Gate (Community
Gate), Built In Cabinets
Energy Dual Pane Windows **Solar** Yes
Efficiency **Solar Type** Owned (SunPower - 22 Panels installed in 2020)

Interior Features

Heating & Cooling Central Heat & Cool (2 units - 4 zones) **Foundation** Concrete
Flooring Carpet (bedrooms, stairs, upper level), Tile **# of Fireplaces** 2.0 (2)
(Bathrooms, laundry, mud room), Hardwood (hardwood
- main level, kitchen, dining)
Fireplace Type Gas Insert **Fireplace Location** 1 in Dinette Area, 1 in Living Room

Laundry Inside (Near Master Bedroom), Utility Room, On Lower Level (Main level), Gas Hook Up, Electric Hook Up
Bath Features Tub/Shower, Shower, Jetted Tub
Kitchen F/S Range/Oven (1 F/S Range Oven), Built In Range/Oven (1 Built in Oven), Gas Appliances, Disposal, Dishwasher (2 units), Microwave, Eating Area, Breakfast Bar, Pantry, Refrigerator, Wine Refrigerator, Other (mini fridge)
Dining Room Formal
Features
Basement None
Extra Rooms Loft (upper level landing - family room)

Rooms

Living Room Level Main (vaulted wood beam ceilings)
Kitchen Level Main
Family Room Level Upper (Loft)
3rd Bedroom Level Main
Extra Room Level Upper

Frml Dining Room Lev Main
Eating Area Level Main
2nd Bedroom Level Main
4th Bedroom Level Upper
Utility Room Level Main

Exterior Features

Site Amenities Cul De Sac
Parking Features Exterior Uncovered (extra deep driveway), Work/Shop Area, Drive Thru, Auto Opener, Tandem Garage
Stucco, Stone
Yard Sprinklers Back, Sprinklers Auto, Fenced, Fruit/Nut Trees (small mandarin tree to north), Garden Area, Synthetic Lawn (front yard), Drip System (front and back and all raised planters)
Patio Features Covered, Concrete, Other (3 Fans, Built-in Speakers)

Garage Type Roofing Attached (Pull through garage door in rear)
Tile
Front of House Faces Spa South
No
Detached Structures Shed (Wired for electricity, Lockable, Vented)

Financial Data

Auction No

Mobile Home & Assoc.

Home Owners Assoc Yes
Frequency Monthly

HOA Dues \$142.00
Assoc/Park Amenities Gated Community (Copperline Estates)

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July 2022

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 U.S. Patent 6,910,045

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