

# Client Detail Report

Listings as of 07/26/22 at 9:31am

**Sold 10/08/21**      **Listing # 564354**      **2115 N Harrison Ave, Fresno, CA 93704-5924**      **Listing Price: \$365,000**  
**County: Fresno**      **Cross St: Palm/Clinton**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	704	<b>Approx Square Feet</b>	2343 Tax Records
<b>Beds</b>	3	<b>Price/Sq Ft</b>	\$147.73
<b>Baths</b>	2	<b>Pool</b>	No
<b>Garage Spaces</b>	2	<b>Lot Sq Ft (approx)</b>	7620 ((Tax Records))
<b>Year Built</b>	1940	<b>Lot Acres (approx)</b>	0.1749
<b>APN</b>	44413204		
<b>DOM/CDOM</b>	17/17		

[See Additional Pictures](#)

**School District** Fresno Unified      **HIGH** Fresno      **JRHI** Hamilton      **GRAD** Hamilton

**Directions** From Clinton head South on Palm, right on Yale, then left on Harrison. Property will be on the right side.

**Marketing Remark** Come see this charming home in the very desirable Old Fresno High area today! You will be greeted by hardwood flooring, covered archways, and glass door knobs. The living room showcases more hardwood flooring and an art deco fireplace. The kitchen features vintage cabinetry, tile counter tops and a built-in dining booth. There is also a formal dining room with a built in china cabinet and a large family room/den area. The bedrooms are spacious and have ample sized closets. The retro bathrooms feature original subway tile walls and mosaic tile floors. In the garage you will find the laundry area and a door leading to the backyard. Be sure to see it today - before it's gone!

## Selling Information

<b>Pending Date</b>	08/27/21	<b>Selling Date</b>	10/08/21
<b>Selling Price</b>	\$346,125		
<b>SP % LP</b>	94.83		

<b>REO/Bank Owned</b>	No	<b>Occupant Type</b>	Caretaker
<b>Schools Comment</b>	Buyer To Verify		

## General Information

<b>Region</b>	Urban	<b>Zoning</b>	RS5
<b>Lot</b>	60X127	<b># of Stories</b>	Single Story
<b>Dimensions</b>		<b>Sewer/Water</b>	Public Water, Public Sewer
<b>Master Bedroom Level</b>	Lower	<b>Solar</b>	Yes
<b>Gas &amp; Electric</b>	Public Utilities		
<b>Solar Type</b>	Other (Power Purchase Agreement)		

## Interior Features

<b>Heating &amp; Cooling</b>	Central Heat & Cool	<b>Foundation</b>	Both
<b>Flooring</b>	Carpet, Tile, Hardwood	<b># of Fireplaces</b>	1.0
<b>Fireplace Type</b>	Masonry	<b>Fireplace Location</b>	Living Room
<b>Laundry</b>	In Garage	<b>Bath Features</b>	Tub/Shower, Shower
<b>Kitchen</b>	F/S Range/Oven	<b>Dining Room Features</b>	Formal
<b>Extra Rooms</b>	Family Room		

## Rooms

**Main Bedroom Level** Lower

## Exterior Features

<b>Garage Type</b>	Detached	<b>Roofing</b>	Composition
<b>Exterior</b>	Stucco	<b>Yard</b>	Sprinklers Front, Sprinklers Auto
<b>Patio Features</b>	Enclosed		

## Financial Data

**Auction** No

## Mobile Home & Assoc.

**Presented By:**

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July 2022

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U.S. Patent 6,910,045



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