

Client Summary Report

Listings as of 12/09/22 at 10:45am

Sold 10/31/22 **Listing # 584666** **8560 N Ridgeview Ave, Fresno, CA 93711-6905** **Listing Price: \$1,395,000**
County: Fresno **Cross St: Audubon/Del Mar**



Property Type	Residential	Property Subtype	Single Family
Area	711	Approx Square Feet	5368 Tax Records
Beds	5	Price/Sq Ft	\$256.15
Baths	4.50	Pool	No
Garage Spaces	3	Lot Sq Ft(approx)	17160 ((Tax Records))
Year Built	1993	Lot Acres (approx)	0.3939
APN	40253005	SP % LP	98.57
DOM/CDOM	6/6		
Selling Price	\$1,375,000		

Additional Pictures **See Virtual Tour**

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

Directions Audubon to Del Mar, north on Del Mar, left on Riverview, left on Bluff, right on Ridgeview Ave. House is second on your right.

Marketing Remark Stunning contemporary style home nestled in a large quiet cul-de-sac lot! This home will take your breath away with the open space, high ceilings, and large windows at every turn. With almost 5,400 square feet and 5 Bedrooms and 4.5 Baths, the home has a space designed for every need you may have. The open concept features living room, formal dining space, family room with fireplace that is open to the kitchen area and nook, plus a large office, and large loft space perfect for work out room/hobby or second office space. There is a secluded bedroom suite upstairs on one side of the home, and the master and 3 more bedrooms are thoughtfully located on the opposite side. The master has two walk in closets, French doors leading to a magnificent balcony, and the bath has new flooring and shower with sleek deco tile. There is an additional loft space near the master. Two bedrooms downstairs feature a Jack and Jill bath, and the 3rd has it's own. All the bedrooms have walk in closets, and there is ample storage throughout the home. The kitchen features newer stainless steel appliances and new granite counters plus a large pantry. The laundry room is spacious with more storage and counterspace. Enjoy the backyard with a soaring covered back patio, mature landscaping, new fencing on the south side, and sport court! There is plenty of room to create a beautiful pool if your heart desires! Make your appointment to see this luxury home before it is gone!

Presented By:

Rama Ambati

Lic: 00919580
 Primary: 559-360-6036
 Secondary: 559-360-6036
 Other:

E-mail: rama@ambatiproperties.com
 Web Page:

Ambati Properties

Office Lic.: 01973216
 444 W. Shaw Avenue
 Fresno, CA 93704
 559-360-6036
 Fax : 559-360-6036

See our listings online:
<https://www.ambatiproperties.com>



December 2022

Information herein deemed reliable but not guaranteed, representations are approximate, individual verification recommended.
 Copyright ©2022 Rapattoni Corporation. All rights reserved.
 U.S. Patent 6,910,045



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