

Client Detail Report

Listings as of 07/26/22 at 10:20am

Sold 01/20/21 **Listing # 552009** **3288 W Spruce Ave, Fresno, CA 93711-0255** **Listing Price: \$325,000**
County: Fresno **Cross St: Marks and Spruce**



Property Type	Residential	Property Subtype	Single Family
Area	711	Approx Square Feet	1419 Tax Records
Beds	3	Price/Sq Ft	\$236.08
Baths	2	Pool	No
Garage Spaces	2	Lot Sq Ft (approx)	7810 ((Tax Records))
Year Built	1986	Lot Acres (approx)	0.1793
APN	50017132S		
DOM/CDOM	7/7		

[See Additional Pictures](#)

School District Fresno Unified **HIGH** Bullard **JRHI** Tenaya **GRAD** Forkner

Directions From Herndon and Marks, Head north on Marks, Turn West on Spruce, House is on the north side of the street.

Marketing Remark Come view this beautiful remodeled home in the heart of one of Fresno's best neighborhoods! This home sits in a great location which provides easy access to San Joaquin Country Club, Sierra Sport and Racquet Club, Forkner Park, Forker Elementary School, Save Mart Supermarket, Mad Duck Brewery, Ampersand Ice Cream, Starbucks, and much more! Also the home is conveniently located between the 41 and 99 freeways which provides easy access to the rest of Fresno/Clovis. Walk through the front door and be greeted by a spacious living room with fireplace, remodeled kitchen, and dining room. Follow down the hall and you will find the laundry/mud room, garage entry, guest bathroom, two guest bedrooms, and the primary bedroom which includes a walk in closet and its own private bathroom with dual vanities and a jetted tub. Walk out the backdoor to a large back yard that features an open porch, a large grass area, and mature landscaping. The home also features a large two car garage. The roof was replaced in towards the end of 2005, all windows were replaced in 2019, all sliding doors were replaced in 2017, kitchen was completely remodeled in 2017, flooring was installed in 2015, central heating and cooling system was replaced in 2014, water heater was replaced in 2015. Set up your showing and come view this property today!

Selling Information

Pending Date 01/09/21 **Selling Date** 01/20/21
Selling Price \$335,000
SP % LP 103.08

REO/Bank No **Occupant** Vacant
Owned
Schools Buyer to verify if important.
Comment

General Information

Region Urban **Zoning** RS4
Lot 55X142 **# of Stories** Single Story
Dimensions
Master Main **Sewer/Water** Public Water, Public Sewer
Bedroom
Level
Gas & Electric Public Utilities **Solar** No

Interior Features

Heating & Cooling Central Heat & Cool **Foundation** Concrete
Flooring Carpet, Tile, Vinyl **# of Fireplaces** 1.0
Fireplace Living Room **Laundry** Inside
Location

Exterior Features

Garage Type Attached **Roofing** Composition
Exterior Stucco **Yard** Sprinklers Front, Sprinklers Back, Mature Landscape

Financial Data

Auction No

Mobile Home & Assoc.

Home Owners Yes **HOA Dues** \$200.00
Assoc
Frequency Yearly **Assoc/Park Amenities** Security Guard (Buyer to verify)

Presented By: Rama Ambati

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U.S. Patent 6,910,045



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