

Client Detail Report

Listings as of 07/26/22 at 10:21am

Sold 01/19/22 **Listing # 570439** **7047 N Oratorio Dr, Fresno, CA 93711-0146** **Listing Price: \$349,999**
County: Fresno **Cross St: Herndon/Marks**



Property Type	Residential	Property Subtype	Single Family
Area	711	Approx Square Feet	1413 Tax Records
Beds	3	Price/Sq Ft	\$259.73
Baths	2.75	Pool	Yes
Garage Spaces	2	Lot Sq Ft (approx)	1764 ((Tax Records))
Year Built	2013	Lot Acres (approx)	0.0405
APN	50044046S		
DOM/CDOM	10/10		

[See Additional Pictures](#)

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

Directions Herndon to Marks, north on Marks. West on Fir, enter on Creative Dr. Illumination to Oratorio.

Marketing Remark Enjoy the security of a gated community in prime NW Fresno area! Close to Van Ness Extension and minutes from Fig Garden Village. This darling 3 bedroom 2.5 bath home is move in ready! Bright and sunny kitchen features granite counters and stainless steel appliances. Upstairs is the large master bedroom and bath plus two more bedrooms and bath. Corner lot. Clean and ready to move in!

Selling Information

Pending Date 12/20/21 **Selling Date** 01/19/22
Selling Price \$367,000
SP % LP 104.86

REO/Bank Owned No **Dual Agency** Yes
Occupant Type Caretaker **Schools Comment** Buyer to verify Schools as boundaries may change.

General Information

Style Contemporary **Region** Urban
Zoning RM2 **Lot** 49X36
of Stories Two **Dimensions**
Master Bedroom Level Upper
Sewer/Water Public Water, Public Sewer **Gas & Electric** Public Utilities
Rentals Allowed Yes **Energy Efficiency** Dual Pane Windows
Solar No **Age Restrictions** No

Under Surveillance No

Interior Features

Heating & Cooling Central Heat & Cool **Foundation** Concrete
Flooring Carpet, Tile **Laundry** Inside, On Upper Level
Kitchen Gas Appliances, Electric Appliances, Disposal, Dishwasher, Microwave

Rooms

Main Bedroom Upper Level

Exterior Features

Garage Type Attached **Pool Type** In Ground
Pool Status Community **Pool Features** Fenced, Community Pool
Roofing Tile **Exterior** Stucco
Front of House Faces East **Spa** No

Financial Data

Auction No

Mobile Home & Assoc.

Home Owners Yes
Assoc
Frequency monthly

HOA Dues \$85.00 (buyer to verify all HOA info)

Assoc/Park Amenities Pool, Gated Community

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:
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U.S. Patent 6,910,045



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