

Client Detail Report

Listings as of 05/22/23 at 11:45am

Sold 05/09/23 **Listing # 592130** **3696 Richmond Ave, Clovis, CA 93619-5154** **Listing Price: \$407,500**
County: Fresno **Cross St: N Dara Ave**



Property Type	Residential	Property Subtype	Single Family
Area	619	Approx Square Feet	1595 Tax Records
Beds	4	Price/Sq Ft	\$255.49
Baths	2.25	Pool	No
Garage Spaces	2	Lot Sq Ft (approx)	2376 ((Tax Records))
Year Built	2011	Lot Acres (approx)	0.0545
APN	55834201S		
DOM/CDOM	6/6		

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

School District Clovis Unified **HIGH** Clovis North **JRHI** Granite Ridge **GRAD** Bud Rank

Directions Shepherd to Rt on DeWolf to stop sign, left on Harlan Ranch Blvd, Right on Dara, to Right on Richmond Ave ... Sign/Address on left.

Marketing Remark Welcome to the stunning two-story property in the highly sought-after community of Harland Ranch, Clovis, CA! With four bedrooms, 2.25 bathrooms, and an abundance of modern amenities, this home is sure to impress. The living room invites you in with its cozy ambiance, while the beautiful kitchen is perfect for whipping up your favorite dishes with ease. The granite countertops and gas cookstove add a touch of elegance to this already impressive space. Upstairs, you'll find all four bedrooms, including the primary suite. Each bedroom is carpeted for your comfort, and the tile flooring in the common areas adds a touch of sophistication. This home is also equipped with a solar system, which not only helps the environment but also saves you money on your energy bill. Stay comfortable all year round with central air/heat. The exterior of the home is equally impressive, with stucco and stone siding that exudes a sense of elegance and luxury. And when it's time to enjoy some fresh air, step outside to your large fenced yard - perfect for outdoor activities or simply relaxing in the sunshine. Harland Ranch is a beautiful community that includes a park with a pool, BBQ area, playground, and picnic tables - perfect for entertaining guests or spending quality time with family and friends! Overall, this property is the epitome of modern luxury and comfort. Don't miss your chance to own this stunning home - schedule your showing today!

Commission 2.5%

Selling Information

Pending Date	04/04/23	Selling Date	05/09/23
Selling Price	\$407,500		
SP % LP	100.00		
Multiple Offers	Yes	Number of Offers	2

Pending Information

REO/Bank Owned	No	Dual Agency	Yes
Property ADU	No	Year Built	0
Schools	Buyer to investigate school info to their satisfaction		
Comment			

General Information

Region	Urban	Zoning	R1
Lot	36X66	# of Stories	Two
Dimensions		Sewer/Water	Public Water, Public Sewer
Master Bedroom Level	Upper	Unit Description	Ground Floor (Entry, Lvg Rm, Kitchen, 1/2 bath, Garage), Second Floor (Primary Bdrm, Bdms, 2 baths, laundry Rm)
Gas & Electric	Public Utilities	Energy Efficiency	Dual Pane Windows
Rentals Allowed	Yes	Solar Type	Power Purchase AGMT (See Attachments)
Solar Leased Equipment	Yes Solar Panels (New Owner able to purchase if desired.)	Age Restrictions	No

Interior Features

Heating & Cooling	Central Heat & Cool	Foundation	Concrete
Flooring	Carpet, Tile	Laundry Kitchen	Inside, Utility Room, On Upper Level, Electric Hook Up Built In Range/Oven, Disposal, Dishwasher, Microwave, Eating Area, Breakfast Bar, Pantry
Bath Features	Tub/Shower, Shower		

Rooms

Living Room Level Lower
Eating Area Level Lower
Main Bedroom Level Upper
3rd Bedroom Level Upper
Utility Room Level Upper (Laundry)

Kitchen Level Lower
Great Room Level Lower
2nd Bedroom Level Upper
4th Bedroom Level Upper

Exterior Features

Garage Type Attached
Exterior Stucco, Stone
Patio Features Concrete

Roofing Tile
Spa No

Financial Data

Auction No

Mobile Home & Assoc.

Home Owners Assoc Yes
Frequency monthly

HOA Dues \$112.50 (New Buyer to verify)

Assoc/Park Amenities Pool, Green Area (Neighborhood events such as Farmers Mkt.), Playground

Presented By:

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U.S. Patent 6,910,045

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