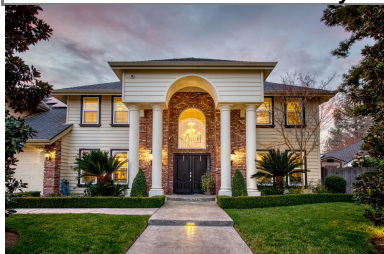


# Client Summary Report

Listings as of 07/26/22 at 9:09am

**Sold 04/08/22**      **Listing # 571769**      **7453 N Cheryl Ave, Fresno, CA 93711-7006**      **Listing Price: \$975,000**  
**County: Fresno**      **Cross St: Marks/Alluvial**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	711	<b>Approx Square Feet</b>	4307 Tax Records
<b>Beds</b>	5	<b>Price/Sq Ft</b>	\$220.57
<b>Baths</b>	4	<b>Pool</b>	Yes
<b>Garage Spaces</b>	3	<b>Lot Sq Ft(approx)</b>	13490 ((Tax Records))
<b>Year Built</b>	1990	<b>Lot Acres (approx)</b>	0.3097
<b>APN</b>	50033005S	<b>SP % LP</b>	97.44
<b>DOM/CDOM</b>	46/46		
<b>Selling Price</b>	\$950,000		

## Additional Pictures

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

**Directions** Take Herndon to Van Ness. North on Van Ness to Alluvial. Left on Alluvial, right on Monte, left on Athens, Cheryl at the end of Athens.

**Marketing Remark** Luxury and Elegance awaits! This custom estate will surely impress the most discerning buyers. Regal is what describes the finishes and attention to detail in this home. The entry is stunning, featuring warm mahogany wood flooring and high ceilings. The formal dining room, and piano or living room also have hardwood floors and detailed ceilings with crown molding. Enjoy the family room for gatherings with a eye catching floor to ceiling gas fireplace, and cozy hardwood flooring. The bright and sunny kitchen features granite countertops, stainless steel appliances including double ovens, and built in refrigerator. The large island space is perfect for casual meals or socializing. The breakfast nook overlooks the large covered patio and pool oasis with beautifully landscaped yard. There is also one bedroom and 2 baths downstairs for guests. One bath provides access to the pool area. Upstairs the spacious master bedroom is a retreat style featuring adjoining den and dual office area, plus a balcony to enjoy the view! There are three more bedrooms plus a bath upstairs to accommodate a family with space and functionality. The backyard has a large pool and grass area for family and friends to enjoy. 3 car garage plus owned solar! Great location in northwest Fresno with shopping and dining nearby. Close proximity to San Joaquin Country Club.

## Presented By:

### Rama Ambati

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

E-mail: [rama@ambatiproperties.com](mailto: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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