

# Client Summary Report

Listings as of 07/26/22 at 9:11 am

**Sold 02/22/22**      **Listing # 567868**      **1459 N Ferger Ave, Fresno, CA 93728-1606**      **Listing Price: \$268,900**  
**County: Fresno**      **Cross St: McKinely/Palm**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	728	<b>Approx Square Feet</b>	1425 Tax Records
<b>Beds</b>	3	<b>Price/Sq Ft</b>	\$184.91
<b>Baths</b>	2	<b>Pool</b>	No
<b>Garage Spaces</b>	0	<b>Lot Sq Ft(approx)</b>	5500
<b>Year Built</b>	1925	<b>Lot Acres (approx)</b>	0.1263
<b>APN</b>	45110502	<b>SP % LP</b>	97.99
<b>DOM/CDOM</b>	70/70		
<b>Selling Price</b>	\$263,500		

## Additional Pictures

**School District**      Fresno Unified      **HIGH** Fresno      **JRHI** Fort Miller      **GRAD** Muir

**Directions** McKinely , so on Ferger, house is on he West side of the street.

**Marketing Remark** This 3 bedroom, 2 bathroom features upgrades throughout! Home was remodeled 3 years ago. Bathrooms have granite counters, tile backsplash tile showers. Kitchen has granite and newer cabinets with stainless steal appliances. Some new vinyl plant flooring in kitchen and living room. Newer roof and dual pane windows. Home has A/C and heat with 2 split units. Home does need some TLC.

## Presented By:

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U.S. Patent 6,910,045



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