

Client Detail Report

Listings as of 07/26/22 at 9:43am

Sold 08/31/21 **Listing # 564335** **1435 N Poplar Ave, Fresno, CA 93728-1931** **Listing Price: \$419,900**
County: Fresno **Cross St: Mckinley/Van Ness**



Property Type	Residential	Property Subtype	Single Family
Area	728	Approx Square Feet	1904 Seller
Beds	4	Price/Sq Ft	\$233.72
Baths	3	Pool	No
Garage Spaces	2	Lot Sq Ft (approx)	6350 ((Tax Records))
Year Built	1923	Lot Acres (approx)	0.1458
APN	45112309		
DOM/CDOM	8/8		

[See Additional Pictures](#)

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

Directions from CA-41 exit on Mckinley Ave and turn right. Turn left only N Blackston Ave and turn right onto E Floradora Ave. Turn Right onto N Poplar Ave and destination will be on your left.

Marketing Remark Fully renovated Bungalow style Tower District home is located in a quite and established neighborhood. The main house features 3 spacious bedrooms and two baths. Their is a fully functional 1 bedroom studio located in the back unit with its own laundry hookup that can bring in rental income or can be ideal as an airbnb. This property has new paint throughout, laminate hardwood floors, new roof installed to garage and studio. All the bathrooms were fully renovated with designer tile and new vanities. The beautiful kitchen features newer appliances, a butcher block center island, ample counter space and cabinets for storage and a breakfast nook. The house was fully landscaped in the front and backyard. This home is one of a kind and will not last long on the market.

Selling Information

Pending Date	08/17/21	Selling Date	08/31/21
Selling Price	\$445,000		
SP % LP	105.98		

REO/Bank Owned	No	Occupant Type	Vacant
Schools Comment	buyer to verify		

General Information

Style	Bungalow	Region	Urban
Zoning	RS5	Lot	50X127
# of Stories	Single Story	Dimensions	
		Master Bedroom Level	Main
Sewer/Water Special Features	Public Water Studio	Gas & Electric Solar	Public Utilities No

Interior Features

Heating & Cooling	Central Heat & Cool, Window or Wall A/C	Foundation	Wood Sub Floor
Flooring	Carpet, Laminate, Tile	# of Fireplaces	1.0
Fireplace Type	Masonry	Laundry	Inside, In Closet, Electric Hook Up
Bath Features	Tub/Shower, Shower	Kitchen	Built In Range/Oven, Electric Appliances, Dishwasher, Eating Area
Dining Room Features	Formal		

Exterior Features

Garage Type	Detached	Roofing	Composition
Exterior	Stucco	Yard	Sprinklers Back
Spa	No	Patio Features	Covered

Financial Data

Auction No

Mobile Home & Assoc.

Home Owners Assoc No

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U.S. Patent 6,910,045



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