

# Client Summary Report

Listings as of 12/09/22 at 10:43am

**Sold 11/08/22**      **Listing # 584112**      **925 E Clinton Ave, Fresno, CA 93704-5629**      **Listing Price: \$325,000**  
**County: Fresno**      **Cross St: Clinton/Maroa**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	704	<b>Approx Square Feet</b>	1577 Tax Records
<b>Beds</b>	3	<b>Price/Sq Ft</b>	\$206.09
<b>Baths</b>	1	<b>Pool</b>	No
<b>Garage Spaces</b>	2	<b>Lot Sq Ft(approx)</b>	5750 ((Tax Records))
<b>Year Built</b>	1934	<b>Lot Acres (approx)</b>	0.1320
<b>APN</b>	44333428	<b>SP % LP</b>	100.00
<b>DOM/CDOM</b>	38/38		
<b>Selling Price</b>	\$325,000		

## Additional Pictures

**School District**      Fresno Unified      **HIGH** Fresno      **JRHI** Hamilton      **GRAD** Hamilton

**Directions** Take Clinton west from 41, house is on the right immediately before Maroa.

**Marketing Remark** Charming vintage home near Tower district, Fresno High, and Fresno City College! This home has been maintained and has a bright and comfortable feel to it. The details make it unique. They include arched windows, original hardwood flooring, coffered ceilings, built in cabinets and niches. The kitchen is tastefully updated with granite counters, newer paint and lovely window covers. The laundry area has modern brick style wall treatment and pantry. The family room is warm and inviting with fireplace and wood floors. There are three bedrooms, each with walk in closet and ceiling fans. The bathroom has character with pretty deco tile. Outside the backyard is a lovely gathering place with huge pergola for shade and drought tolerant landscape. There is a detached garage/storage space as well. This home is truly special. Schedule your appointment today for a tour!

## Presented By:

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U.S. Patent 6,910,045

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