

Agent Summary Report

Listings as of 01/20/23 at 10:04am

Sold 01/13/23	Listing # 581686	3754 Salem Ln, Clovis, CA 93619-5076	Listing Price: \$425,000
	County: Fresno	Cross St: DeWolf and Shepherd	



Property Type	Residential	Property Subtype	Single Family
Area	619		
Beds	3	Approx Square Feet	1623 Tax Records
Baths	2	Price/Sq Ft	\$255.70
Garage Spaces	2	Pool	Yes
Year Built	2008	Lot Sq Ft (approx)	3710 ((Tax Records))
APN	55828307S	Lot Acres (approx)	0.0852
		DOM/CDOM	135/135

Additional Pictures

School District	Clovis Unified	HIGH Clovis North	JRHI Granite Ridge	GRAD Bud Rank
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Directions Eastbound on Shepherd, make a right on Leonard, left on Dutch, right on Richmond, right on Santa Lucia which becomes Salem.

Marketing Remark HARLAN RANCH! Single Story and a great location across from a quiet park. This home has a great floor plan with wood laminate floors, a generous master suite, large soaking tub, and separate shower. There is a guest bedroom with a full bath, and a den/office/third bedroom if needed. This home has upgraded stone on the front elevation, granite slab kitchen counters and island, low maintenance back yard with syn lawn and concrete patio. Community club house, pool and parks. Bud Rank Elementary is within walking distance. This is such a great community with lots of great activities. Call today to walk through for yourself!

Agent-Only Rmrks Third bedroom can easily have closet framed in.

Commission	2.5%
Variable Rate	No
Listing Agent	Jeff Noland (ID:9769) Primary:559-994-5306 Secondary:559-296-8044
Listing Office	Iron Key Real Estate (ID:82522) Phone: 559-296-8044, FAX: 888-592-5904

Selling Price \$415,000	Selling Date 01/13/23
Selling Agent Rama Ambati (ID: 4295) Phone: 559-360-6036	Selling Office Ambati Properties (ID: 82154) Phone: 559-360-6036
Selling Co-Agent	Selling Co-Office
Financing Cash	Selling Comments
	SP % LP 97.65

Presented By: Linda Lean Lic: 01512133 / Ambati Properties Phone: 559-862-8860 Office Lic.: 01973216

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U.S. Patent 6,910,045

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