

# Client Detail Report

Listings as of 07/26/22 at 9:48am

Sold 08/10/21	Listing # 559595 County: Fresno	2741 W Lake Van Ness Cir, Fresno, CA 93711-7025 Cross St: N/ Herndon W/Van Nes	Listing Price: \$1,499,000
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Property Type	Residential	Property Subtype	Single Family
Area	711		
Beds	5	Approx Square Feet	4676 Tax Records
Baths	4.50	Price/Sq Ft	\$309.02
Garage Spaces	4	Pool	No
Year Built	1998	Lot Sq Ft (approx)	12750
APN	50030020	Lot Acres (approx)	0.2927
DOM/CDOM	51/51		

See Additional Pictures      See Virtual Tour

School District	Fresno Unified	HIGH	Bullard	JRHI	Tenaya	GRAD	Forkner
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**Directions** N. Herndon & W/Van Ness Blvd. Left on Alluvial. Gate on left side of st. Check in with guard.

**Marketing Remark** Rare opportunity to acquire this fabulous Elite custom home in prestigious gated guarded Lake Van Ness. Enjoy resort style living and beautiful sunsets! You are drawn to captivating views as soon you enter the impressive entry with marble floors, high ceilings and decorative woodwork. Formal LR with parklike views! DR with wet bar and wine cooler is ideal for entertaining. FR with a FRPLC and custom entertainment center. Gourmet kitchen with large center island, granite counters, custom cabinets, walk-in pantry and spacious breakfast area. 5 BR, 4.5 BA plus a game room with fridge, sink and microwave. Guest suite on the main level. MBR with a sitting area and deck to enjoy gorgeous views! Master bath with granite counters and large closet. Great floor plan with large windows for abundant light and spectacular expansive lake views. Beautiful boat dock, built- in BBQ and large patio. 4 car garage. Energy efficient home with OWNED SOLAR. Owners updated the house with excellent taste and quality materials. Must see!

## Selling Information

Pending Date	07/09/21	Selling Date	08/10/21
Selling Price	\$1,445,000		
SP % LP	96.40		
REO/Bank	No	Occupant	Owner
Owned		Type	
Schools	Buyer to verify schools.		
Comment			

## General Information

Style	Mediterranean	Region	Urban
Zoning	RS3	Lot	85X150
		Dimensions	
# of Stories	Two	Master	Upper
		Bedroom	
		Level	
Sewer/Water	Public Water, Public Sewer	Gas & Electric	Public Utilities
Special	Water Softener, Water Filter, Wet/Dry Bar	Solar	Yes
Features			
Solar Type	Owned		

## Interior Features

Heating & Cooling	Central Heat & Cool, Whole House Fan	Foundation	Concrete
Flooring	Carpet, Tile, Other (Marble)	# of Fireplaces	1.0
Fireplace Type	Gas Insert	Laundry	Inside
Kitchen	Built In Range/Oven (Double Ovens), Gas Appliances, Disposal, Dishwasher, Microwave, Eating Area, Breakfast Bar		

## Rooms

Main Bedroom	Upper
Level	

## Exterior Features

Garage Type	Attached	Roofing	Tile
Exterior	Stucco	Yard	Sprinklers Front, Sprinklers Auto

## Financial Data

Auction	No
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**Mobile Home & Assoc.****Home Owners** Yes**Assoc****Frequency** monthly**HOA Dues** \$475.00 (buyer to verify HOA dues and frequency)**Assoc/Park  
Amenities** Gated Community**Presented By:****Rama Ambati**

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Primary: 559-360-6036

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Other:

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**Ambati Properties**

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***See our listings online:*****<https://www.ambatiproperties.com>**

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U.S. Patent 6,910,045

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