

# Client Summary Report

Listings as of 09/30/22 at 1:01pm

**Sold 09/16/22**      **Listing # 582831**      **329 W Warner Ave #101, Fresno, CA 93704-1266**      **Listing Price: \$325,000**  
**County: Fresno**      **Cross St: Maroa/Herndon**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condominium
<b>Area</b>	704	<b>Approx Square Feet</b>	1665 Tax Records
<b>Beds</b>	2	<b>Price/Sq Ft</b>	\$195.20
<b>Baths</b>	2	<b>Pool</b>	No
<b>Garage Spaces</b>	2	<b>Lot Sq Ft(approx)</b>	4791 ((Tax Records))
<b>Year Built</b>	1981	<b>Lot Acres (approx)</b>	0.1100
<b>APN</b>	40707033S	<b>SP % LP</b>	100.00
<b>DOM/CDOM</b>	7/7		
<b>Selling Price</b>	\$325,000		

## Additional Pictures

**School District**      Fresno Unified      **HIGH** Bullard      **JRHI** Tenaya      **GRAD** Kratt

**Directions** Maroa Warner. On the right side of cul de sac.

**Marketing Remark** Investors! Lovely unit on a quiet cul-de-sac street. Featuring 2B/2BA, this spacious unit has a living room with vaulted ceilings, gas fireplace and a dining area with wet bar. The kitchen has large tile floors, tile countertops and a pantry. The bedrooms are nice size. Master bedroom has walk in closet, master bath has separate tub and shower. Indoor laundry, 2 car garage and low maintenance yard with covered patio in back. Shares a wall with 102, both must be bought together. These units were condos at one time. No HOA now, documents attached. Don't miss your opportunity to own this special property! Cash buyers only. Units can't be financed per seller. Cash buyers only. Must be purchased together with 102.

## Presented By:

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U.S. Patent 6,910,045



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