

# Client Summary Report

Listings as of 07/19/22 at 3:56pm

**Sold 05/24/22**      **Listing # 570014**      **21667 Westmere Ln, Friant, CA 93626-9741**      **Listing Price: \$879,000**  
**County: Fresno**      **Cross St: Brighton Crest**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	626	<b>Approx Square Feet</b>	4086 Tax Records
<b>Beds</b>	5	<b>Price/Sq Ft</b>	\$215.37
<b>Baths</b>	4.50	<b>Pool</b>	No
<b>Garage Spaces</b>	3	<b>Lot Sq Ft(approx)</b>	40600 ((Tax Records))
<b>Year Built</b>	1998	<b>Lot Acres (approx)</b>	0.9320
<b>APN</b>	30043001S	<b>SP % LP</b>	100.11
<b>DOM/CDOM</b>	122/122		
<b>Selling Price</b>	\$880,000		

**Additional Pictures**      **See Virtual Tour**

**School District**      Sierra      **HIGH** Sierra      **JRHI** Sierra      **GRAD** Foothill

**Directions** Take Friant road which turns into Millerton Rd. Go south on Brighton Crest Dr. Rt on Westmere lane. House is on left.

**Marketing Remark** Welcome to your dream home at Brighton Crest! This stunning 5B/4.5 BA, has living room, family room, dining room, plus office and rests on the hilltop providing privacy and breathtaking views! Situated on .93 acres, it is nestled within the Eagle Springs Golf and CC. This home features so many unique touches including Venetian plaster or sandstone on the walls, maple hardwood floors in bedrooms and custom lighting in every room. The open kitchen features large center island with Kohler prep sink. There is also a solid granite French apron sink plus abundant maple cabinets with soft close and white satin finish. Appliances are all new, including 6 burner gas GE Monogram range and Samsung dishwasher, Kitchen Aid drawer microwave, stainless steel wine & beverage cooler, and new WIFI capable Samsung refrigerator. There is a pantry for extra storage. Large family room with floor to ceiling stone and electric 8 color forced air heater, plus wet bar for entertaining. One bedroom and 1/2 bath plus laundry are on the main floor. Each upstairs bedroom has it's own private bath with unique tile work. The large master suite features dual walk in closets and bay window with view of Table mountain and golf course. Master bath features jetted tub and shower with body jets. Entertain outdoors with lovely patio areas and brand new outdoor kitchen and pizza oven. 3 car garage, Quality materials and creativity throughout!

**Presented By:**

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July 2022

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 U.S. Patent 6,910,045



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