

Client Detail Report

Listings as of 07/26/22 at 10:06am

| | | | |
|----------------------|-------------------------|---|---------------------------------|
| Sold 07/07/21 | Listing # 560861 | 4442 N Manila Ave, Fresno, CA 93727-7251 | Listing Price: \$280,000 |
| | County: Fresno | Cross St: Gettysburg & Clovis | |



| | | | |
|----------------------|-------------|---------------------------|----------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | 727 | | |
| Beds | 3 | Approx Square Feet | 1033 Tax Records |
| Baths | 1.50 | Price/Sq Ft | \$255.08 |
| Garage Spaces | 2 | Pool | No |
| Year Built | 1960 | Lot Sq Ft (approx) | 7000 ((Tax Records)) |
| APN | 49920306 | Lot Acres (approx) | 0.1607 |
| DOM/CDOM | 14/14 | | |

[See Additional Pictures](#)

| | | | |
|---------------------------------------|--------------------|-------------------|------------------------|
| School District Clovis Unified | HIGH Clovis | JRHI Clark | GRAD Gettysburg |
|---------------------------------------|--------------------|-------------------|------------------------|

Directions East bound Ashlan, left on Manila. Left on Bernadine, right on Tarpey, left on Eddy, right on Argyle, left on Manila, third house on the right.

Marketing Remark Well maintained and cared for 3 bedroom, 1.5 bathroom. Half bathroom is located in the garage. Great curb appeal and plenty of recent updating including HVAC system and dual pane windows. The living room has easy to maintain laminate flooring and the kitchen has new tile flooring. The front entrance has a gated courtyard space and the backyard is a generous size. Located in Clovis Unified School District and near plenty of restaurant and shopping options.

Selling Information

| | | | |
|----------------------|-----------|---------------------|----------|
| Pending Date | 06/24/21 | Selling Date | 07/07/21 |
| Selling Price | \$263,500 | | |
| SP % LP | 94.11 | | |

| | | | |
|------------------------|----------------------|----------------------|-------|
| REO/Bank Owned | No | Occupant Type | Owner |
| Schools Comment | Buyers please verify | | |

General Information

| | | | |
|---------------------------|-------------------|-------------------------|--|
| Region | Urban | # of Stories | Single Story |
| Master | Main | Sewer/Water | Public Water, Public Sewer |
| Bedroom Level | | Special Features | Isolated Bathroom (1/2 bath in garage) |
| Gas & Electric | Public Utilities | Solar | No |
| Energy Efficiency | Dual Pane Windows | | |

Interior Features

| | | | |
|------------------------------|----------------------------------|------------------------|----------------------------|
| Heating & Cooling | Central Heat & Cool (Nearly new) | Foundation | Concrete |
| Flooring | Carpet, Laminate, Tile | # of Fireplaces | 1.0 |
| Fireplace Location | living room | Laundry | In Garage |
| Bath Features | Tub/Shower | Kitchen | F/S Range/Oven, Dishwasher |

Exterior Features

| | | | |
|--------------------|----------|-----------------------------|-------------|
| Garage Type | Attached | Roofing | Composition |
| Exterior | Stucco | Front of House Faces | West |
| Yard | Fenced | | |

Financial Data

Auction No

Mobile Home & Assoc.

Home Owners Assoc No

Presented By: Rama Ambati

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U.S. Patent 6,910,045

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