

# Client Detail Report

Listings as of 07/26/22 at 9:38am

**Sold 09/15/21**      **Listing # 562498**      **322 N Hanson Ave, Clovis, CA 93611-6829**      **Listing Price: \$409,000**  
**County: Fresno**      **Cross St: Coventry / Herndon**



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	611	<b>Approx Square Feet</b>	1612 Tax Records
<b>Beds</b>	3	<b>Price/Sq Ft</b>	\$247.98
<b>Baths</b>	2	<b>Pool</b>	No
<b>Garage Spaces</b>	2	<b>Lot Sq Ft (approx)</b>	6000
<b>Year Built</b>	1995	<b>Lot Acres (approx)</b>	0.1377
<b>APN</b>	55311107		
<b>DOM/CDOM</b>	8/8		

[See Additional Pictures](#)

**School District** Clovis Unified      **HIGH** Clovis      **JRHI** Clark      **GRAD** Cedarwood

**Directions** East on Herndon, South on Coventry, and West on Hanson

**Marketing Remark** Welcome to 322 N Hanson! Location, location, location! This home is located very close to Clovis Community Hospital, 1 block from an outstanding elementary school, and close to shopping/gym. This 3 bed / 2 bath has a completely updated kitchen with all new appliances! Plenty of room in the two living areas to entertain and have friends / family over! Check out this home soon.. it's a great home in an amazing location! Open House Sunday (7/11) 11 AM - 2PM

## Selling Information

**Pending Date** 07/15/21      **Selling Date** 09/15/21  
**Selling Price** \$399,750  
**SP % LP** 97.74

**REO/Bank Owned** No      **Occupant Type** Vacant  
**Phone To Show** 559-3213988

## General Information

**Style** Ranch      **Region** Urban  
**Zoning** R1      **Lot** 60X100  
**# of Stories** Single Story      **Dimensions**  
**Master Bedroom Level** Main  
**Sewer/Water Unit** Public Water, Public Sewer      **Gas & Electric** Public Utilities  
**Description** Ground Floor      **Special Features** Security System, Built In Cabinets  
**Energy Efficiency** Dual Pane Windows      **Solar** No  
**Leased Equipment** Security System

## Interior Features

**Heating & Cooling** Central Heat & Cool      **Foundation** Concrete  
**Flooring** Carpet, Tile, Hardwood      **# of Fireplaces** 1.0  
**Fireplace Type** Gas Insert      **Laundry** Inside  
**Bath Features** Tub/Shower      **Kitchen** Built In Range/Oven, Electric Appliances, Disposal, Dishwasher, Microwave, Eating Area, Breakfast Bar  
**Dining Room Features** Living Room/Area, Family Room/Area

## Exterior Features

**Site Amenities** Cul De Sac      **Garage Type** Attached  
**Roofing** Tile      **Exterior** Stucco  
**Yard** Sprinklers Front, Sprinklers Back, Sprinklers Auto, Fenced      **Spa** No  
**Patio Features** Covered      **Detached Structures** Shed

## Financial Data

**Auction** No

**Mobile Home & Assoc.**

Home Owners No  
Assoc

---

**Presented By:**

**Rama Ambati**

Lic: 00919580  
Primary: 559-360-6036  
Secondary: 559-360-6036  
Other:

E-mail: [rama@ambatiproperties.com](mailto:rama@ambatiproperties.com)  
Web Page:

**Ambati Properties**

Office Lic.: 01973216  
444 W. Shaw Avenue  
Fresno, CA 93704  
559-360-6036  
Fax : 559-360-6036

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

---



July 2022

Information herein deemed reliable but not guaranteed, representations are approximate, individual verification recommended.  
Copyright ©2022 Rapattoni Corporation. All rights reserved.  
U.S. Patent 6,910,045



Any offers of compensation are made only to participants of the MLS where the listing is filed.