

Client Detail Report

Listings as of 07/26/22 at 9:49am

Sold 08/05/21 **Listing # 562065** **829 Fremont Ave, Clovis, CA 93612-0485** **Listing Price: \$400,000**
County: Fresno **Cross St: N Takahashi Ave**



Property Type	Residential	Property Subtype	Single Family
Area	612	Approx Square Feet	1754 Other
Beds	3	Price/Sq Ft	\$233.47
Baths	2	Pool	Yes
Garage Spaces	2	Lot Sq Ft (approx)	7992 ((Tax Records))
Year Built	1995	Lot Acres (approx)	0.1835
APN	49130302		
DOM/CDOM	3/3		

[See Additional Pictures](#) [See Virtual Tour](#)

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

Directions N Clovis Ave to Palo Alto Ave, left on N Takashashi Ave, left into the court of Fremont Ave.

Marketing Remark

Nestled in a quaint court near downtown Clovis is this tastefully updated home! The custom front courtyard provides for security, as well as ample space for relaxation. This hidden gem showcases 3 bedrooms (one with an additional loft), 2 full baths, and a private upstairs serving as its own little sanctuary with the master suite. The spacious living room features the comfort of vaulted ceilings, lots of window light, and the ambiance of the fireplace with pellet stove insert. All leading to the recently upgraded kitchen featuring gorgeous granite slab counter tops, upgraded appliances, and newer porcelain tile floors. Summertime is upon us and you can enjoy swimming in the spectacular NEW pool (with childproof fencing), while entertaining and enjoying time under the covered patio at the outdoor bar, complete with refrigerator. The backyard also features an additional large covered patio area with ceiling fans and wired for outdoor T.V. screen. Enjoy the convenience and energy efficiency of the Newer 35 panels of OWNED solar system, along with all newer vinyl, triple-paned windows throughout!

Additional Upgrades/Improvements: 40 yr. comp roof, whole house fan, and HVAC system all installed in 2008. Remodeled bathroom in 2020. Newer molding and baseboards. Newer exterior paint. Large, custom Shed and additional shed stay. Note: square footage is different than tax records; if important, buyer to verify.

Selling Information

Pending Date	07/01/21	Selling Date	08/05/21
Selling Price	\$409,500		
SP % LP	102.38		

REO/Bank	No	Occupant	Owner
Owned		Type	
Phone To Show	925-3837115	Schools	Buyer to verify
		Comment	

General Information

Style	Contemporary	Region	Urban
# of Stories	Two	Master Bedroom Level	Upper
Sewer/Water Special Features	Public Water, Public Sewer Water Softener	Gas & Electric	Public Utilities
Solar	Yes	Energy Efficiency	Triple Pane Windows
Age	No	Solar Type	Owned
Restrictions			

Interior Features

Heating & Cooling	Central Heat & Cool, Whole House Fan	Foundation	Concrete
Flooring	Carpet, Tile	# of Fireplaces	1.0
Fireplace Type	Pellet	Fireplace Location	Living Room
Laundry	Inside, Gas Hook Up	Bath Features	Tub/Shower, Shower, Tub
Kitchen	Disposal, Dishwasher, Microwave, Eating Area, Breakfast Bar		

Rooms

Main Bedroom Upper Level

Exterior Features

Site Amenities Cul De Sac
Parking Auto Opener
Features
Pool Status Private
Roofing Composition
Yard Drip System
Patio Features Covered

Garage Type Attached
Pool Type In Ground

Pool Features Fenced
Exterior Stucco, Wood
Spa No
Detached Structures Shed

Financial Data

Auction No

Mobile Home & Assoc.

Home Owners Assoc No

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