

Client Detail Report

Listings as of 07/26/22 at 10:05am

Sold 07/09/21	Listing # 561100 County: Fresno	921 Fremont Ave, Clovis, CA 93612-0462 Cross St: Clovis Ave	Listing Price: \$390,000
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Property Type	Residential	Property Subtype	Single Family
Area	612		
Beds	3	Approx Square Feet	1762 Tax Records
Baths	2.75	Price/Sq Ft	\$218.50
Garage Spaces	2	Pool	No
Year Built	1990	Lot Sq Ft (approx)	6760 ((Tax Records))
APN	49130201	Lot Acres (approx)	0.1552
DOM/CDOM	20/20		

See Additional Pictures

School District Clovis Unified	HIGH Clovis	JRHI Clark	GRAD Weldon
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Directions South on Clovis Ave, East on Herndon, south on N Manila West on Magill, south on N Osmun, East on Fremont. Sits on Corner of Osmun and Fremont

Marketing Remark This turnkey home is located in the highly accredited Clovis Unified School District, close to Clovis hospitals, shopping, transportation, running/ biking trails, parks and easy access to freeways. The roof was replaced on June 9th, 2021 and is a 30 year comp roof. Sitting on a large corner lot with potential RV parking the amenities just go on and on. The kitchen has granite counter-tops, newer appliances, new ceiling fans and lighting thru-out most of the home, large tile and hardwood flooring thru-out and the home has been freshly painted inside and out. The large backyard has Guava, orange, grapefruit, Chocolate Persimmon and peach trees. Part of the back and side yard is fenced off making a perfect area for a garden. Don't wait to preview this home or it will be gone. Easy to show!

Selling Information

Pending Date	06/30/21	Selling Date	07/09/21
Selling Price	\$385,000		
SP % LP	98.72		

REO/Bank Owned	No	Dual Agency	Yes
Occupant Type	Vacant	Schools Comment	Buyer to verify if important

General Information

Style	Contemporary	Region	Urban
Zoning	R1	Lot	65X104
		Dimensions	
# of Stories	Two	Master Bedroom Level	Upper
Sewer/Water	Public Water, Public Sewer	Gas & Electric	Public Utilities
Energy Efficiency	Dual Pane Windows	Solar	No
Age	No		
Restrictions			

Interior Features

Heating & Cooling	Central Heat & Cool	Foundation	Concrete
Flooring	Laminate, Tile, Hardwood	Laundry	Inside
Bath Features	Shower, Tub	Kitchen	F/S Range/Oven, Electric Appliances, Disposal, Dishwasher, Breakfast Bar, Refrigerator
Dining Room Features	Formal	Extra Rooms	Family Room

Rooms

Main Bedroom Upper Level

Exterior Features

Garage Type	Attached	Parking Features	Potential RV Parking, Auto Opener
Roofing	Composition (Installed on June 9th 2021)	Exterior	Stucco
Front of House Faces	South	Yard	Sprinklers Front, Sprinklers Back, Sprinklers Auto, Fenced, Mature Landscape, Fruit/Nut Trees

Financial Data

Auction No

Mobile Home & Assoc.

Home Owners No
Assoc

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U.S. Patent 6,910,045

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