

# Client Summary Report

Listings as of 01/27/23 at 9:08am

<b>Sold 01/26/23</b>	<b>Listing # 586357</b>	<b>4337 Salem Ln, Clovis, CA 93619-5164</b>	<b>Listing Price: \$449,900</b>
	<b>County: Fresno</b>	<b>Cross St: Todd Hedrick</b>	




<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	619		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1622 Tax Records
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$277.37
<b>Garage Spaces</b>	2	<b>Pool</b>	No
<b>Year Built</b>	2014	<b>Lot Sq Ft(approx)</b>	5005 ((Tax Records))
<b>APN</b>	55838014		
<b>DOM/CDOM</b>	60/60	<b>Lot Acres (approx)</b>	0.1149
<b>Selling Price</b>	\$449,900	<b>SP % LP</b>	100.00

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

<b>School District</b>	Clovis Unified	<b>HIGH</b> Clovis North	<b>JRHI</b> Granite Ridge	<b>GRAD</b> Bud Rank
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**Directions** Located in Harlan Ranch . Take Highland Ave entrance off of Shepherd and take left at the round about.

**Marketing Remark** Welcome home to this Tuscan inspired 3 bedroom 2 bath single story beauty built by Wathen Castanos. Located in the desirable Harlan Ranch Community with its many parks, walking trails, community pool, and elementary school within walking distance. This home and location are hard to beat. Enjoy the large open concept plan perfect for gathering friends and family. Beautiful granite countertops with subway backsplash and large kitchen island are sure to please. This home features numerous amenities such as stainless steel appliances, 18x18 floor tile in great room, kitchen, dining area and hallways, gorgeous new plantation shutters throughout, ceiling fans, and granite countertops in the master suite as well. Enjoy this homes energy efficiency featuring dual pane windows, tankless water heater, tile roof and solar panels. Step out onto the covered patio with a stamped concrete extension and newly seeded yard. On a clear day, take in the majestic beauty of the mountains from your rear yard. Adjacent to the walking trails, this beauty is the perfect location to enjoy all nature has to offer. Newer washer, dryer and refrigerator are included with the sale as an added bonus.

<b>Presented By:</b>	<b>Rama Ambati</b>	<b>Ambati Properties</b>
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U.S. Patent 6,910,045

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