

Since 1975

# ROBERT Boyajian REALTY

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QR Code with your  
smart phone

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**www.BoyajianRealEstate.com**

### Property Management

*Full Residential and  
Commercial Services*

### Short Sales

*Our experience can help  
prevent foreclosure*

### Bank-owned Homes

*Sold Below  
Market*

**EXCHANGE your property for one you want!**



**LARGE CUSTOM HOME ON 7+ ACRES.** Spacious kitchen with island, large game room, huge living room, and 2 baths with double-sink vanities. In-ground pool with pool house, inside laundry, and lush landscaping. Property also includes large shop that was formerly a cabinet shop, including offices and open shop area; also includes several pole barns and a few large enclosed garages. Properties like this one are a fantastic find. This is not a short sale. Call for more details. \$385,000.

**PARK-LIKE GROUNDS,** built-in Jacuzzi, 18,200± sq.ft. lot near Lake Van Ness. 4BR, 2.5BA, large LR, FR, formal DR, & s/s appliances. Large master suite, & all new paint. Built-in alarm. Newer roof. RV parking, auto-sprinklers. Sale or may exchange. \$369,500.

### CUSTOM HOMES by Robert Boyajian General Contractor



- Custom Plans
- Remodels
- Fix-up Prior to Sale
- Build to Suit
- Financing Options
- Builder Trade-in
- On Your Lot or Ours



**BEAUTIFUL, CLEAN,** 4BR in Woodward Park. Granite in kitchen. Hardwood in kitchen nook, entry & FR. Aggregate flooring in BAs & hallway. Alarm, open floor plan, plantation shutters, built-in BBQ. Firepit, covered patio, concrete side yards. Short sale. \$209,500.



**2-acre lots from \$99,500**  
**Build to Suit from \$299,500**  
**Owner Financing**



**Build-to-suit home,  
garage + shop**

**CUSTOM 2-ACRE** cul-de-sac lots with view of Sierra Nevadas. Wells, pads, ditch water, near Academy and Ashlan, from \$99,500. House plans with 3- or 4-car garage, carport, & 4-car shop. Separate meter for well & shop. Build to suit from \$299,500. Will exchange. Ask about owner financing.



**CLEAN HOME,** open plan, convenient to freeways. 3BR, 2BA, with masonry fireplace, central heat & cooling. Covered patio and half-acre lot provides privacy. Conventional sale, can be bought quickly. For sale or may consider an exchange. \$150,000.



**Income Property**  
**OWNER FINANCING**  
**TRI-PLEXES IN DESIRABLE WOODWARD PARK** next to River Park shopping. All 2BR, 2BA units, spacious LR, FR w/ fireplace, & attached garage. Remodeled, in excellent condition. Sep. APN's. For sale or exchange. Priced from \$449,500.



**COMMERCIAL PROPERTY ON N. BLACKSTONE** currently used as retail and smog shop. Good visibility with big windows fronting on Blackstone. 4250± sq.ft. offers large sales area and commercial stainless sink. For sale or may exchange. \$369,500.



**TRADITIONAL SALE,** owner is ready to quickly respond. 3BR, 1.75BA, new paint inside. Quiet area near Fresno State. Large beautiful back yard with fresh landscaping. Tile in kitchen, DR, & baths, some new light fixtures & plumbing fixtures. \$109,500.