



with a Tradition of Excellence

1170 E. Champlain Dr., #109 • Fresno, CA 93720 – Corner of Champlain & Perrin
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BLUFF VILLA with private gated entrance & manicured grounds! Beautiful Spanish courtyard entry garden with fountain & sitting area. Mediterranean/Spanish-style home provides attention to detail & superior craftsmanship at every turn. This 5BR, 5BA, 5679± sq.ft. home was expertly planned from inception to completion offering the best in views, location, amenities, & value. Flowing floor plan, picture window views, beautiful wood floors, entertainment center, & corner fireplace finished with Venetian plaster. Great room with beam ceilings, stunning dining room, + large bonus room. Kitchen with granite counters & full host of appliances. Owner's suite retreat with fireplace, sitting area, & amazing bluff views. 6-car garage. \$1,690,000.

LUXURIOUS MEDITERRANEAN ESTATE offers the utmost in timeless elegance & sophistication. 5100+ sq.ft., 5BR, 5BA home perfectly situated on a quiet 15,000± sq.ft. cul-de-sac lot in Bellamontagna. Great room has soaring ceilings, media center, built-in bookcases, wet bar with wine fridge, & is anchored by a full wall of windows. The gourmet kitchen provides a full host of stainless steel GE Monogram appliances, lovely granite slab counters with slate backsplash & a magnificent range hood. This estate offers attention to detail and includes magnificent designer medallions above chandeliers/ceiling fans and beautiful fabricated stone columns & fireplace. \$1,099,000.



BLUFF VIEW ESCAPE! 3BR, 3BA estate, & 1BR guest house. Great room with volume ceilings & loft overlook, open island kitchen, dining area, & amazing views. Aggregate floors, wood ceilings & accents. 5-car garage, storage room, wood shed, pond & many fruit & nut trees. 5+ acres. \$998,000.



SOLD

REMARKABLE 3559± sq.ft., 4BR, 3.5BA, on corner lot in Bellamontagna! Great room w/media center. Built-in dual desk station. Gourmet kitchen w/granite, 2 sinks, & gas range. Master suite retreat. Gated courtyard & fountain. Exceptional backyard has patio w/speakers, BBQ, rock waterfall & pool. \$759,900.



SUNNYSIDE ESTATES masterpiece on .46± acre. Great room w/high ceilings. Gourmet kitchen has center island, Grohe fixtures & Thermador commercial cooktop. Granite slab, porcelain tiles, amazing light fixtures, hand troweled walls, & ceiling treatments. Finished 3-car garage w/work area. \$599,900.



2 HOMES!!! 2395± sq.ft., 4BR, 2BA main home w/hardwood floors, sitting room, living room, formal dining, kitchen. Large patio, pool & private 488± sq.ft. Cabana with full kitchen, bath, storage & exercise rooms. 1170± sq.ft., 1BR, 1BA 2nd home w/dining area. Lush grounds w/orange trees & garden shed. \$499,000.



Reduced!

BEAUTIFUL 5BR, 3BA Rutherford model on a corner lot in Deauville Estates. Spacious floor plan, formal living room flows into formal dining. Open kitchen w/granite & island. Master suite w/2-sided fireplace. Covered patio, freeform pool w/spa, security fence & lots of concrete decking. 3-car garage. \$299,900.



GREAT NE FRESNO LOCATION! Beautifully built 3BR, 2BA, + pool! Updated feeling w/neutral colors, decorator touches, vaulted ceilings, unique ceilings & window seats. Remodeled guest bath. Oversized 3-car garage w/workspace, cabinet storage, & attic access. Close to schools & shopping. \$244,900.

International Relocation Service