



**Sarah Hedrick (559) 681-2111**

REALTOR® Associate

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*Real Estate*

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1170 E. Champlain Dr., #109 • Fresno, CA 93720 – Corner of Champlain & Perrin



**CHARMING HOME** in Belmont Country Club, across from the 9th fairway. Front porch, spacious entryway, oversized dining room, great room with fireplace, utility room with storage, & kitchen with double oven. Screened-in patio, large patio, spa, & RV parking. \$229,000.



**BEAUTIFUL GRANVILLE** 3806± sq.ft., 5BR, 4BA home in Deauville. Vaulted ceilings, formal living & dining rooms, & large kitchen w/maple cabinets & granite. Guest suite w/private bath. 3-car garage. Near trails & wildlife refuge. Traditional sale. \$449,000.



**4BR GRANVILLE** move-in ready! Open floor plan w/ room to entertain. Formal living room w/ vaulted ceiling, formal dining, & kitchen w/center island. Oversized master w/soaking tub. Laundry room w/sink, counter & cabinets. Lg. covered patio. \$208,800.



**CLOVIS HOME ON 2+ ACRES IN QUAIL RUN!** 2578± sq.ft., 4BR, 3BA w/oversized living room, formal dining room, & family room w/wood burning stove. Cook's dream kitchen w/large island, breakfast bar & lots of storage. Master suite w/fireplace. Fruit trees, berry vines & grapes. Near shopping, schools & fwy. access. \$374,800.



**GREAT HOME** for investor or 1st-time buyer. 3BR, 2BA in established Sanger area. Near parks, schools & shopping. Family room w/fireplace. Extra room perfect for office/den. Large yard for whatever plans you have! Needs a little TLC. \$99,900.



**GREAT INVESTMENT IN CLOVIS!** 3BR, 2BA near shopping, parks & schools. Bright, open floor plan w/formal living room, large family room open to the kitchen & breakfast nook. Spacious master w/dual closets. Clovis Unified School District. \$124,800.



**THE WOODS SENIOR MOBILE HOME PARK!** 2BR, 2BA with large living room, spacious eating nook, & roomy front porch. Concrete patio, orange tree, & 2 sheds on the property. Lots of community amenities make this an ideal place to live! \$17,800.



**BUILD YOUR DREAM HOME** on 10± acs. min. from NE Fresno & Clovis. Views of the Sierras & Friant Dam. Current home may be used as a guest cottage or construction office while you build! Clovis schools & Clovis North Educational Complex. \$799,900.



**VERY NICE 4BR, 2BA!** Formal living room, family room & spacious yard. 4th BR is open for use as den/office. Kitchen w/pantry, breakfast bar & dining area. Laundry room w/cabinets. Master bedroom w/walk-in closet, soaking tub, & sep. shower. \$134,400.



**GREAT HOME** in Bonadelle Ranchos. 3BR, 2BA on 1+ corner acre. Family room has fireplace & is connected to the kitchen & eating area overlooking the large backyard. Spacious master suite w/dual closets & Roman tub/shower. Needs a little TLC. \$133,900.



**CUL-DE-SAC LOT!** 5BR, 3BA w/potential. Formal living room, game room, family room w/fireplace, dining area w/built-in hutch, + kitchen w/double ovens & built-in desk. Master suite w/fireplace & large walk-in closet. Fenced pool & sports court. \$314,900.



**Possible Seller Financing!**

**2 PARCELS TOTALING 200 ACRES** w/springs. 30± min. from Fresno, below Prather. 5000 sq.ft. industrial bldg. w/cement floor on 80 acs. for \$199,500; 2nd parcel is 120 acs. for \$199,500. Build a dream home, ride horses, quads or dirt bikes. Peace & quiet.



**MOVE-IN READY!** This 3BR, 2BA home has a bright interior. Great room, cozy fireplace, & den/office off of the family room. Open kitchen has lots of cabinets. Spacious master suite. Enclosed patio, several rose bushes, & a shed for storage. \$149,900.