

ROD ALUISI REAL ESTATE, Inc.
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**The Real Estate Team with
 a Tradition of Excellence**

1170 E. Champlain Dr., #109 • Fresno, CA 93720 – *Corner of Champlain & Perrin*
 1-800-96-WE-SELL • www.aluisi.com



IMPRESSIVE TUSCAN ESTATE created by master craftsmen & situated in the Bel-lamontagna community. Flawless one-of-a-kind 4BR, 5BA custom! Hand plaster & fresco interior, 10-ft. ceilings, Milgard Tuscan windows, distressed walnut wood flooring, alder wood doors & cabinets. 3 Italian marble fireplaces, & a wine room. Gourmet kitchen w/granite & marble, 2 sinks, large island, Thermador oven, & Viking warming drawer. Game room w/wet bar & wired for theater. Secluded master suite w/fireplace & sitting area, dramatic bath w/all the special features. Laundry room has kitchenette + 2nd laundry. Wired for sound, plus CAT5 data wire throughout. Central vac, security system, path lighting, & 3-car garage w/built-ins. \$1,179,000.

A COMMANDING & LOVELY HOME in gated Castlegate. This Mediterranean-style 5BR, 3BA home provides attention to detail at every turn. Flowing floor plan is inviting from the formal living room & dining room w/volume ceilings to the oversized family room w/large bar & media center. Remodeled kitchen w/granite counters & travertine backsplash, & center island/breakfast bar. Casual dining off the kitchen w/bay windows & wood shutters. Downstairs laundry room & guest bath. The staircase is a beautiful focal point that leads to 4 spacious bedrooms, & a master suite w/large walk-in closet. Refreshing pool is perfectly situated w/sheer descent waterfalls, & dramatic optical lighting. BBQ & spacious lawn area. \$459,900.



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. \$1,299,000.



ON THE GOLF COURSE IN PEBBLE BEACH 3BR, 3BA on the 2nd hole Dunes Course of Monterey Peninsula CC, just off 17-Mile Drive! Family room w/wood-beam ceiling & fireplace. Dining w/wood floors. Granite kitchen. 2 furnaces & water heaters. Large deck. Guarded entrance. \$1,190,000.



LOCATION! Woodward Park area and near Kaiser Hospital & River Park shops! Attractive duplex in excellent condition. 2BR, 2BA, 1351± sq.ft. units with fireplace, fully equipped kitchen, eating bar, laundry room, private patio, & attached 2-car garages. Great purchase for owner-occupant or investor! \$345,500.



WHAT A GEM! Immaculate & move-in ready 3BR, 2BA. All nice-size BRs. Living room w/fireplace & is open to the formal dining. Family room is a patio conversion. Original wood floors. Stucco & windows 2 years new. Newer water heater. Newer swamp cooler & A/C. Aggregate decking around pool. \$149,900.

Build Your Dream Home!

Call today 559-227-7000 to contact one of our experienced Realtor Associates for information about the building process and a list of available land &/or lots. Allow us to guide you through the build-to-suit process.



RIVER PARK 2BR, 2BA CONDO! Lg. family room w/high ceiling, fireplace & plush carpet. Newer dual-pane windows & 2 sliders to lush gardens. Kitchen w/new appliances. Association fee includes landscape, water, sewage, trash, exterior maint./repair, pool, tennis court. Low maintenance living! \$145,000.

International Relocation Service