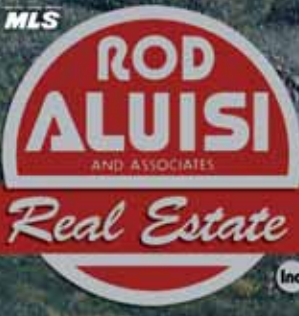


MLS



Sarah Hedrick (559) 681-2111

REALTOR® Associate

Vacant land & lots available – Call for more info!



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



HUGE PRICE REDUCTION! 3910± sq.ft., 4BR, 3BA, on 3± acres. Wood floors, floor-to-ceiling windows, + ample storage. 2 living areas, family room & formal dining. Updated kitchen w/granite counters & center island. Master suite w/separate shower, jetted tub, walk-in closet, & backyard access. Isolated 4th bedroom & separate bathroom. 3rd bathroom w/pool access. Pool, tennis courts, & outdoor kitchen. Horse setup & pasture. Shop has cement floor & shelving. Mature landscape & several varieties of fruit trees. Come see this home! \$498,000.



GORGEOUS home in Bella Montagna! Formal DR. FR has box beam ceilings w/4 layers of crown molding. Kitchen w/slab granite, center island, walk-in pantry, built-in fridge. Isolated 4th BR/bath. Master suite w/ access to backyard. 3-car garage. \$675,000.



NEWER 3BR, 2.5BA Lennar home on a solar system. 2-sided fireplace. Spacious family room. Gourmet kitchen w/granite, double ovens, & beverage cooler! Covered patio & concrete side yard. Near fwy, access, schools, parks & shopping. \$322,000.



CUL-DE-SAC LOT! 4BR, 3BA custom w/panoramic mountain views! Formal living & family rooms. Spacious kitchen. Finished 3-car garage. Large backyard, pool, & covered patio. Located near parks, schools & freeway access. Clovis schools. \$297,000.



AMAZING TOWN & COUNTRY 4BR, 3.5BA + loft area. Family, living & dining rooms. Spacious kitchen w/butler's pantry. Isolated BR/BA. Large master suite w/soaking tub. Oversized patio, Pebble Tec pool & waterfall. Plenty of storage & 4-car garage. \$435,000.



SERENITY! on 4.63± acres in Clovis. Open entry w/hardwood floors. 3BR, 2BA, open FR, LR & office or play room. Kitchen has stainless steel appliances & upgraded tile counters. Deck off the back to enjoy views. Barn on the property. Fenced pool. \$219,500.



CORNER LOT in a desirable Clovis neighborhood. 2030± sq.ft., 3BR, 2BA, w/Pebble Tec pool. 2 living areas, kitchen opens to dining room, & game room w/French doors to pool area. Master suite is a private retreat w/sep. shower & soaking tub. \$275,000.



LARGE CORNER LOT IN CLOVIS! 4BR, 3BA, oversized living room, family room w/wet bar, kitchen w/newer stove, eating area & breakfast bar. Master suite w/large soaking tub, & backyard access. 3-car garage w/cabinets. Clovis school. \$264,500.



AMAZING CUL-DE-SAC LOT! Large custom 4BR, 2.25BA home with multiple living areas. Located on a fantastic 26,180± sq.ft. lot that provides abundant potential, and plenty of space for nearly anything! \$275,000.



CLEAN & CHARMING BUNGALOW! Tastefully updated 3BR, 1.75BA. Tile & wood floors, stainless steel appliances, & river rock fireplace. Formal dining room, living room, & sun porch. Large backyard & mature trees. Move-in ready! \$109,900.



CHARMING HOME, FABULOUS LOCATION. 4BR w/decorator touches. Laminate wood floors & custom paint. Spacious family room. Kitchen w/ center island. Master suite w/lg. soaking tub. Covered patio, wood deck, dog run & shed. Clovis schools. \$259,000.

Vacant land

BUILD YOUR DREAM HOME on this 2.23± acre lot. Not many lots like this in Clovis. Great location, potential subdivision. Zoned R-1 AH, minimum lot size 18,000 sq.ft., must be approved through a public hearing. Power on property & newer well. \$279,950.

2± ACRE LOT perfectly situated in the Applegate custom home subdivision and ready for you to build. CC&R's require minimum of 2200 sq.ft. Guest house is possible & animals are allowed. All plans subject to approval. \$220,000.



BULLARD HIGH AREA! Charming 2210± sq.ft. home w/spacious floor plan. Grand double door entry. New carpet & paint! Large family room w/fireplace & wet bar. Formal living & dining rooms, & 4 generously sized bedrooms. Gated side yard. \$249,500.