

# 5402 Horseshoe Bend Ave

Clovis, California, 93619-8691

## \$695,000

Active / For Sale / #562231



BATHROOMS : **3**



BEDROOMS : **4**



LIVING AREA : **2500 sqft**



LOT AREA : **150000 sqft**

## Description

Country living in Clovis! Nestled in the highly demanded Horseshoe Bend neighborhood this rare 3.44+- Acres property located in the north countryside of Clovis, California has a charming 2,500 square foot ranchette style home with 4 bedrooms and 3 bathrooms, a soon to be re-plastered swimming pool and barn. Its sprawling floor plan has a formal dining room, living room, family room, bonus room, laundry room and kitchen. Conveniently located in the center of the home the kitchen has stunning granite counter tops, custom cabinets, and stylish stainless-steel appliances. Its spacious 4 bedrooms is perfect for the growing family or for hosting guests. While its massive backyard and swimming pool is ready for all your parties and get togethers. Utilize the extra acreage for your hobby or livestock projects while enjoying the views of the sierras. A short drive to Old Town Clovis, River Park, and several shopping/dining destinations enjoy all the benefits of country living with city amenities just minutes away. Add the highly acclaimed Clovis Unified School District and this property has it all!

## Information

### ABOUT THE PROPERTY

<b>MLS #</b>	562231	<b>Status</b>	Active
<b>Price</b>	\$695,000	<b>Near</b>	International Avenue
<b>Zip Code</b>	93619-8691	<b>County</b>	California
<b>City</b>	Clovis	<b>Listing Date</b>	June 29, 2021

### BUILDING AND LOT FEATURES

<b>Property Type</b>	(RESI)Single Family	<b>Building Type</b>	Ranch
<b>Year Built</b>	1975	<b>Living Area</b>	2,500 sqft
<b>Bathrooms</b>	3	<b>Lot Area</b>	150,000 sqft
<b>Lot Size</b>	500X300	<b># of Stories</b>	Single Story
<b>Bath Features</b>	Shower , Tub / Shower	<b>Exterior</b>	Brick , Stucco , Wood
<b>Flooring</b>	Carpet , Laminate , Tile	<b>Foundation</b>	Wood Sub Floor
<b>Roofing</b>	Tile	<b>Style</b>	Ranch
<b>Year Built</b>	1975	<b>Year Built Exception</b>	

### LOT / COMM. / ASSO.

<b>Acres</b>	3.4435	<b>Association</b>	Fresno MLS
<b>Lot Dimensions</b>	500X300	<b>Lot Measurement</b>	Square Feet
<b>Lot Size Source</b>	Tax Records	<b>Lot Square Footage</b>	150000.00

## AMENITIES

<b># of Fireplaces</b>	1	<b>Energy Efficiency</b>	Dual Pane Windows
<b>Fireplace Type</b>	Masonry	<b>Gas &amp; Electric</b>	Propane , Public Utilities
<b>Heating &amp; Cooling</b>	Central Heat & Cool	<b>Parking Features</b>	Potential RV Parking
<b>Pool</b>	Yes	<b>Pool Features</b>	Fenced , Gunite
<b>Pool Type</b>	In Ground		

## ROOM DESCRIPTIONS

<b>2 nd Bedroom Dim</b>	0 x 0	<b>3 rd Bedroom Dim</b>	0 x 0
<b>4 th Bedroom Dim</b>	0 x 0	<b>Bathrooms</b>	3.00
<b>Bedrooms</b>	4	<b>Dining Room Features</b>	Formal
<b>Eating Area Dim</b>	0 x 0	<b>Extra Room Dim</b>	0 x 0
<b>Extra Rooms</b>	Family Room , Game Room	<b>Family Room Dim</b>	0 x 0
<b>Formal Dining Room Dim</b>	0 x 0	<b>Great Room Dim</b>	0 x 0
<b>Kitchen</b>	Dishwasher , Disposal , Eating Area , Electric Appliances , Gas Appliances , Microwave , F / S Range / Oven	<b>Kitchen Dim</b>	0 x 0
<b>Laundry</b>	Inside	<b>Living Room Dim</b>	0 x 0
<b>Main Bedroom Dim</b>	0 x 0	<b>Utility Room Dim</b>	0 x 0





## DETAILS

<b>Cross Street Address</b>	International Avenue	<b>Price Per Acre</b>	201829.53
<b>Price Per Square Foot</b>	278.00	<b>REO / Bank Owned</b>	No
<b>School District</b>	Clovis Unified	<b>School Name 1</b>	Clovis North
<b>School Name 2</b>	Granite Ridge	<b>School Name 3</b>	Riverview
<b>School Type 1</b>	High School	<b>School Type 2</b>	Junior High School
<b>School Type 3</b>	Grade School	<b>Square Footage</b>	2500.00
<b>Zoning</b>	R1		

Source: Ron Silva Realty, Inc,null #01514246



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