Ron Silva Realty





9393 N Ann Ave Fresno, CA 93720-4472

\$585,000

This beautiful Deyoung built home has a sparkling pebble tech pool and is nestled on a spacious lot at the end of a cul-de-sac. Its sprawling floor plan has a downstairs den/bedroom, bathroom with a shower, family room, large kitchen, dining area, and laundry room. Enjoy entertaining guests with the family room's surround sound while you prepare meals in your immaculate kitchen. Upstairs you will find the master suite with its full shower, large tub, and two-sided fireplace. Conveniently located on the same floor are the remaining 3 bedrooms. The solar system and dual pane windows help promote energy efficiency Summertime you will have a blast hosting parties in your secluded backyard compliments of the cul-de-sac and the south neighboring acreage. Endless amenities such as the Sugar Pine Walking trail, the highly acclaimed Clovis Unified School District and nearby restaurants and stores surround this gorgeous home. Schedule a showing today to see what this all that property has to offer!

Directions: From the intersection of Perrin Ave and Willow Ave take Perrin Ave west. Turn left onto Fine Ave. Turn left onto Deyoung Dr. Deyoung Dr. curves to the right and turns into Ann Ave. The property is located at the end of Ann Ave. in the cul-de-sac.

ML#:572247 Year Built: 2002 Property Type Residential Property Subtype Single Family APN 56830316 Beds: 5 **Baths 2.75** Pool Yes **Garage Spaces**

Approx Square Feet 2378 Tax Records Lot Sq Ft (approx) 8625

0.1980 Price/SqFt \$246.01

Cross Street Brandon Lane County Fresno School District Clovis Unified High School Clovis North Junior High School Granite Ridge Grade School Riverview Lot Dimensions 75X115

Special Features Isolated Bedroom, Built In

Cabinets

Central Heat & Cool Heating & Cooling **Bath Features** Tub/Shower, Shower, Tub Kitchen Built In Range/Oven,

Electric Appliances, Disposal, Dishwasher, Microwave, Eating Area, Breakfast Bar,

Pantry Contemporary

Style Site Amenities Cul De Sac Parking Features Auto Opener Yard

Sprinklers Front, Sprinklers Back, Sprinklers Auto, Fenced,

Mature Landscape

Yes

In Ground Patio Features

Covered, Concrete

Presented By:

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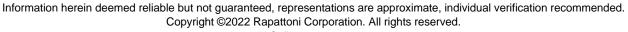
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of Stories







Pool

Pool Type