



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	Special Features	Isolated Bedroom, Built In Cabinets
Property Type	Residential	Heating & Cooling	Central Heat & Cool
Property Subtype	Single Family	Bath Features	Tub/Shower, Shower, Tub
APN	56830316	Kitchen	Built In Range/Oven, Electric Appliances, Disposal, Dishwasher, Microwave, Eating Area, Breakfast Bar, Pantry
Beds: 5	Baths 2.75	Style	Contemporary
Pool	Yes	Site Amenities	Cul De Sac
Garage Spaces	2	Parking Features	Auto Opener
Approx Square Feet	2378 Tax Records	Yard	Sprinklers Front, Sprinklers Back, Sprinklers Auto, Fenced, Mature Landscape
Lot Sq Ft (approx)	8625	Pool	Yes
Price/SqFt	0.1980	Pool Type	In Ground
Cross Street	\$246.01	Patio Features	Covered, Concrete
County	Brandon Lane		
School District	Fresno		
High School	Clovis Unified		
Junior High School	Clovis North		
Grade School	Granite Ridge		
Lot Dimensions	Riverview		
# of Stories	75X115		
	Two		

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