



**1293 W Dyer Ave Fresno, CA 93711-0710**

**\$399,950**

**PRIDE IN OWNERSHIP!** This immaculate 1,559 square foot, 4 bedroom and 2 bathroom home is located in the highly acclaimed Clovis Unified School District and is surrounded by amenities. Its functional floor plan has a living room, family room with fireplace, dining area, and kitchen on large corner lot. The washer, dryer, refrigerator and family room TV are included! Its sprawling backyard has mature landscaping, a big patio and gazebo and is perfect for your outdoor gatherings. There is also a Tuff shed on a cement slab located in the backyard for additional storage. Walking distance to Nelson Elementary school and a short drive to Park Place Shopping Center, River Park Shopping Center, and Park Crossing Shopping Center this residence is centrally located! Don't miss out on this beautiful property!

**Directions:** From the intersection of Fruit and Herndon Avenues take Fruit Avenue north. Turn right on to Pinedale Avenue. It will turn into Dyer Avenue and the residence is located on the southwest corner of Dyer Avenue and Adoline Avenue.

ML#:585802	Year Built: 1977	Grade School	Nelson
Property Type	Residential	Lot Dimensions	70X105
Property Subtype	Single Family	# of Stories	Single Story
APN	40521209	Heating & Cooling	Central Heat & Cool
Beds: 4	Baths 2	Fireplace Type	Masonry, Gas Insert
Pool	No	Bath Features	Tub/Shower, Shower
Garage Spaces	2	Kitchen	Built In Range/Oven, Electric Appliances, Dishwasher, Eating Area
Approx Square Feet	1559 Tax Records	Style	Ranch
Lot Sq Ft (approx)	7350	Site Amenities	Corner
Price/SqFt	0.1687	Yard	Sprinklers Front, Sprinklers Back, Sprinklers Auto, Fenced, Mature Landscape
Cross Street	Adoline Avenue	Pool	No
County	Fresno	Patio Features	Concrete
School District	Clovis Unified		
High School	Clovis West		
Junior High School	Kastner		

**Presented By:**

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U.S. Patent 6,910,045



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