# Ron Silva Realty





12469 Mesa Dr Madera, CA 93636-8655

## \$530,000

BRING ALL OFFERS! Seller is motivated and will consider all legitimate offers. This sprawling 2,712 square foot 3 bedroom and 2 bath home is situated on a massive 1+- Acre Lot and located in the thriving Madera Ranchos! Upon entering its warm walls, you will notice the Seller's pride in ownership. Complete with a large front room, formal dining room, great room, game room, large kitchen, and convenient office its floor plan can accommodate an array of Buyers. An oasis awaits you in the large backyard with its sparkling pool, fully manicured lawn, green house, garden, tennis court, multiple fruit trees and custom rock artwork. There are also detached structures conveniently located near the home that are perfect for the handy property owner who enjoys working on projects. With nearby Avenue 12 and Highway 41 Fresno shopping and dining destinations are just minutes away. Don't miss out on this one of kind property!

Directions: From the intersection of HWY 41 and Ave 12 take Ave 12 west toward Madera Ranchos. Turn right onto Fernwood Dr. Turn left onto Cloverleaf Ave. Turn right onto Mesa Dr. The property is located on the east side of the road.

ML#:587115	Year Built: 1976
Property Type	Residential
Property Subtype	Single Family
APN	049203013000
Beds: 3	Baths 2
Pool	Yes

Approx Square Feet 2712 Tax Records Lot Sa Ft (approx) 43560

Lot Sq Ft (approx) 43560 1.0000 Price/SqFt \$195.43

Cross Street Cloverleaf Avenue

County Madera
School District Madera Unified
High School Liberty
Junior High School Ranchos
Grade School Webster

Grade School Webster
# of Stories Single Story

Heating & Cooling Central Heat & Cool

Fireplace Type Masonry
Bath Features Shower, Tub

Kitchen Built In Range/Oven,

Electric Appliances, Disposal, Dishwasher, Eating Area,

Breakfast Bar, Refrigerator
Dining Room Features Formal

Style Ranch

Parking Features Potential RV Parking, Carport

Yard Sprinklers Front, Sprinklers
Back, Sprinklers Auto,
Mature Landscape, Fruit/Nut

Mature Landscape, Fruit/Nut Trees, Garden Area, Drip

System Yes In Ground

Patio Features Covered, Concrete

### **Presented By:**

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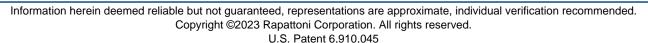
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February 2023





Pool

Pool Type

