



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	Fireplace Type	Masonry
Property Type	Residential	Bath Features	Shower, Tub
Property Subtype	Single Family	Kitchen	Built In Range/Oven, Electric Appliances, Disposal, Dishwasher, Eating Area, Breakfast Bar, Refrigerator
APN	049203013000	Dining Room Features	Formal
Beds: 3	Baths 2	Style	Ranch
Pool	Yes	Parking Features	Potential RV Parking, Carport
Approx Square Feet	2712 Tax Records	Yard	Sprinklers Front, Sprinklers Back, Sprinklers Auto, Mature Landscape, Fruit/Nut Trees, Garden Area, Drip System
Lot Sq Ft (approx)	43560	Pool	Yes
Price/SqFt	1.0000	Pool Type	In Ground
Cross Street	\$195.43	Patio Features	Covered, Concrete
County	Cloverleaf Avenue		
School District	Madera		
High School	Madera Unified		
Junior High School	Liberty		
Grade School	Ranchos		
# of Stories	Webster		
Heating & Cooling	Single Story		
	Central Heat & Cool		

Presented By:

Ronnie Silva Lic: 01399739

Primary: 559-970-6910
Secondary: 559-485-0759

Fax:
E-mail: ronnie@ronsilvarealty.com

Ron Silva Realty, Inc Office Lic.: 01514246

5021 S. Elm
Fresno, CA 93706
559-485-0759

See our listings online:
<http://www.ronsilvarealty.com>



February 2023



Information herein deemed reliable but not guaranteed, representations are approximate, individual verification recommended.
Copyright ©2023 Rapattoni Corporation. All rights reserved.

U.S. Patent 6,910,045



Any offers of compensation are made only to participants of the MLS where the listing is filed.