



**620 W Santa Ana Ave Clovis, CA 93612-3418**

**\$349,950**

This immaculate 3 bedroom and 2 bathroom home is a prime example of pride in ownership and is surrounded by amenities. It's functional floor plan fits multiple types of home buyers that are in search of their first home or forever home. Beautiful vinyl flooring greets you upon entering this charming home and flows into the upgraded kitchen with its gorgeous granite counter tops, stainless steel appliances and stylish back splash. The family room is conveniently has a custom built in book shelf and is located near the entrance to the well sized backyard with its covered back porch and multi use shed. Make the backyard the future destination of all your family and friends get together. Walking distance to San Gabriel Park, shopping destinations, fitness center, restaurants and a short drive to Fresno State College it is centrally located! Do not miss out on this charmer!

**Directions:** From the intersection of Willow Ave and Shaw Ave take Shaw Ave east. Turn right on to Helm Ave. Turn right on to Santa Ana Ave. The property is located on the southside of the street.

ML#:590789	Year Built: 1966	Grade School	Viking
Property Type	Residential	Lot Dimensions	61X100
Property Subtype	Single Family	# of Stories	Single Story
APN	43036119	Heating & Cooling	Central Heat & Cool
Beds: 3	Baths 2	Bath Features	Tub/Shower, Shower
Pool	No	Kitchen	F/S Range/Oven, Gas
Garage Spaces	2		Appliances, Electric
Approx Square Feet	1100 Tax Records		Appliances, Dishwasher,
Lot Sq Ft (approx)	6100		Microwave, Eating Area
	0.1400	Style	Ranch
Price/SqFt	\$318.14	Parking Features	Auto Opener
Cross Street	Helm Avenue	Yard	Sprinklers Front, Sprinklers
County	Fresno		Back
School District	Fresno Unified	Pool	No
High School	Hoover	Patio Features	Concrete
Junior High School	Ahwahnee		

**Presented By:**

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U.S. Patent 6,910,045



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