




**5586 S Maple Ave Fresno, CA 93725-9740**

**\$620,000**

Located on a massive 2.36+- Acre lot in the vibrant countryside of Fresno County this stunning 4 bedroom and 3 bathroom ranch style home is a prime example of pride in ownership. Upon entering this sprawling 2,161 sq. ft. home you are greeted by a large front room that flows into an oversized dining area, conveniently connected to the centrally located kitchen. Kick off your boots in the well sized mud room before retiring to one of the large bedrooms with their own walk-in closets. Perfect for the growing family or guests the isolated 4th bedroom is spacious and has its own guest bathroom located next to it. A Jack and Jill bathroom highlights the remaining guest bedrooms and don't forget about the master suite! Enjoy the detached shop for all of your projects while you create whatever your heart desires with the practically untouched remaining acreage. Don't miss out on this chance of country living with the city just minutes away!

**Directions:** From the intersection of American Ave and HWY 41 take American Ave east. Turn right on to Maple Ave. Pass Jefferson Ave and the property is located on the east side of the road.

ML#:591703	Year Built: 2004	Grade School	Washington Colony
Property Type	Residential	# of Stories	Single Story
Property Subtype	Single Family	Heating & Cooling	Central Heat & Cool
APN	33433038	Bath Features	Tub/Shower, Shower
Beds: 4	Baths 3	Kitchen	Built In Range/Oven, Gas Appliances, Electric Appliances, Disposal, Dishwasher, Microwave, Eating Area, Breakfast Bar
Pool	No	Style	Ranch
Garage Spaces	2	Parking Features	Potential RV Parking
Approx Square Feet	2161 Tax Records	Yard	Sprinklers Front, Sprinklers Back
Lot Sq Ft (approx)	102802	Pool	No
Price/SqFt	2.3600	Patio Features	Uncovered, Concrete
Cross Street	Jefferson Avenue		
County	Fresno		
School District	Washington unified		
High School	Washington Union		
Junior High School	Washington Colony		

	<p><b>Presented By:</b> <b>Ronnie Silva</b> Lic: 01399739</p> <p>Primary: 559-970-6910 Secondary: 559-485-0759</p> <p>Fax: E-mail: <a href="mailto:ronnie@ronsilvarealty.com">ronnie@ronsilvarealty.com</a></p>	<p><b>Ron Silva Realty, Inc</b> Office Lic.: 01514246</p> <p>5021 S. Elm Fresno, CA 93706 559-485-0759</p> <p><b>See our listings online:</b> <a href="http://www.ronsilvarealty.com">http://www.ronsilvarealty.com</a></p>
	<p>June 2023</p>	