



**5642 W Floradora Ave Fresno, CA 93722-9095**

**\$349,950**

This 3 bedroom 2 bathroom is located in a great neighborhood in the thriving Central unified school district. As you walk into the home you will find a foyer with a coat closet. Walking further into the living room you will notice tall ceilings and a fireplace. There is a sliding glass door that gives you easy access to the backyard. In the kitchen there is plenty of counter space for prep and entertaining as well as a breakfast bar. The dining space is right off of the kitchen, an indoor laundry room is also right off the kitchen that leads into the 2 car garage. Down the west hallway are 2 guest bedrooms and a guest bathroom, further down the hallway you will come to the master bedroom. The master bedroom has substantial natural light and an attached bathroom with dual vanities and a walk in closet. The backyard is a blank canvas, let your imagination run wild. Give me a call, or reach out to your agent for a private showing... Thank you!

**Directions:** From the 180 go North on N. Cornelia Ave., next go West on W. Olive Ave., next go North on N. Polk Ave., next go West on W. Floradora Ave., next go South on N. McCaffrey Ave., lastly go West on W. Floradora Ave. the home will be on the North side.

ML#:601495	Year Built: 2003	County	Fresno
Property Type	Residential	School District	Central Unified
Property Subtype	Single Family	High School	Central
APN	31263319S	Junior High School	El Capitan
Beds: 3	Baths 2	Grade School	Polk
Pool	No	Lot Dimensions	61X100
Garage Spaces	2	# of Stories	Single Story
Approx Square Feet	1504 Tax Records	Heating & Cooling	Central Heat & Cool
Lot Sq Ft (approx)	6100	Yard	Sprinklers Front, Sprinklers Back
Price/SqFt	0.1400	Pool	No
Cross Street	Polk		

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