



1613 E Fallbrook Ave Fresno, CA 93720-2759


\$494,950

This is the one! Welcome to this beautiful, well loved quality built Wathen Mansionette home in the award winning Clovis Unified School District. This home features just under 2000 sqft. with 3 bedrooms, 1.75 bathrooms, 2 convenient living spaces and a kitchen with attached dining area. The larger living space has a planked wood ceiling, gorgeous custom brick fireplace and large sliding glass door leading out to the covered back patio. There is a large laundry room with built in desk, ironing board and extra storage. This home has an unbelievable amount of storage inside and outside of the home. There is an attached shop located behind the 2 car garage with its own garage door that leads to the concreted Car/RV/Boat parking. The backyard has a large covered patio which is perfect for outdoor entertaining and a rock waterfall with a small rock pond area. You will love the low maintenance backyard and the garden area just waiting for an amazing green thumb. This is a wonderful neighborhood with wonderful neighbors.

Don't miss out on this opportunity to make this beautiful home yours. Give me a call or reach out to your agent and schedule your showing today!

Directions: From N. Cedar Ave, go East onto E. El Paso Ave, next go North onto N. Cedar Ave. frontage road, lastly go East onto E. Fallbrook Ave., the home will be on the South side of the street.

ML#:604913	Year Built: 1987	County	Fresno
Property Type	Residential	School District	Clovis Unified
Property Subtype	Single Family	High School	Clovis North
APN	40414307	Junior High School	Granite Ridge
Beds: 3	Baths 1.75	Grade School	Mountain View
Pool	No	Lot Dimensions	82X110
Garage Spaces	2	# of Stories	Single Story
Approx Square Feet	1984 Tax Records	Heating & Cooling	Central Heat & Cool
Lot Sq Ft (approx)	9020	Parking Features	Existing RV Parking, Work/Shop Area
Price/SqFt	0.2071	Pool	No
Cross Street	Cedar Ave.		

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