



**22777 Cedar Ave Laton, CA 93242-9742**

**\$380,000**

Investor special! This large 9.44+- Acres lot is located in the beautiful countryside of Laton and surrounded by mature walnut orchards. The two-story 1,710 square foot home is a diamond in the rough with 2 bed rooms, 1 bathroom, kitchen, large family room, and an uncomplete upstairs. With rural residential properties in high demand don't miss out on this great opportunity!

**Directions:** From the 41 take E. Mount Whitney Ave. and head East, go South on Cedar Ave., go past Lewiston Ave. and the property will be on the West side of Cedar Ave.

ML#:605474	Year Built: 1920	Cross Street	Excelsior Avenue
Property Type	Residential	County	Fresno
Property Subtype	Single Family	School District	Laton
APN	05511019S	High School	Laton
Beds: 2	Baths 1	Junior High School	Laton
Pool	No	Grade School	Laton
Approx Square Feet	1710 Tax Records	# of Stories	Single Story, Two
Lot Sq Ft (approx)	411206	Heating & Cooling	Central Heating
Price/SqFt	9.4400	Style	Ranch
	\$222.22	Pool	No

## Presented By:

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