




8135 N Yorktown Dr Fresno, CA 93720-2267

\$559,000

Welcome home to this fantastic property located in the award-winning Clovis Unified School District! Well maintained its 3 bedroom, 2.25 bathroom floor plan boasts a generous 1,897 square feet of living space with an abundance of natural light which you will notice as soon as you walk in the front door. Enjoy entertaining and having space in the city? Then you will love the property's massive 23,000 square foot lot! Complete with a fenced pool, multiple patio areas, and a basketball court. In addition, the home is close to shopping, restaurants, and parks, all of that while still having the privacy of a quiet neighborhood... the location of this home is truly unbeatable! The Sellers recently spent almost \$50,000 in improvements to the home with brand new air-conditioning unit, furnace, water heater, concrete driveway, pool pump, pool plaster, exterior paint, interior paint, finished garage, new carpet flooring, refinished kitchen cabinets, oven, and dishwasher. There are simply too many upgrades and features to list, you will have to see it to truly believe it. Don't miss out on the chance to call this special property home!

Directions: From E. Nees Ave. turn North onto N. Ninth St., next turn West on E. Muncie Ave., the home will be at the end of the street.

ML#:604066	Year Built: 1990	County	Fresno
Property Type	Residential	School District	Clovis Unified
Property Subtype	Single Family	High School	Clovis West
APN	40316101	Junior High School	Kastner
Beds: 3	Baths 2.25	Grade School	Fort Washington
Pool	Yes	Lot Dimensions	140X170
Garage Spaces	2	# of Stories	Single Story
Approx Square Feet	1897 Tax Records	Heating & Cooling	Central Heat & Cool
Lot Sq Ft (approx)	23800	Pool	Yes
	0.5464	Spa	No
Price/SqFt	\$294.68	Pool Type	In Ground
Cross Street	N. Ninth Ave.		

Presented By:  March 2024	Ronnie Silva Lic: 01399739 Primary: 559-970-6910 Secondary: 559-485-0759 Fax: E-mail: ronnie@ronsilvarealty.com	Ron Silva Realty, Inc Office Lic.: 01514246 5021 S. Elm Fresno, CA 93706 559-485-0759 See our listings online: http://www.ronsilvarealty.com
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