
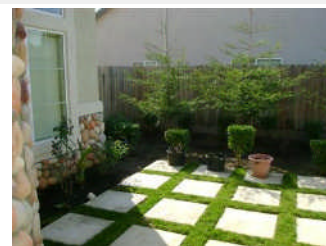
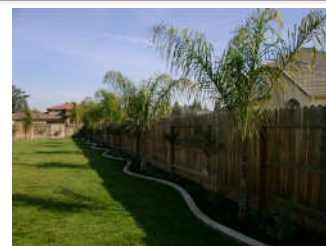
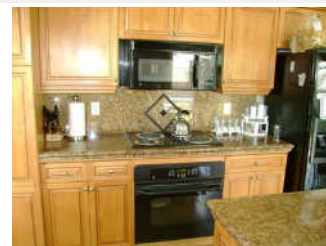
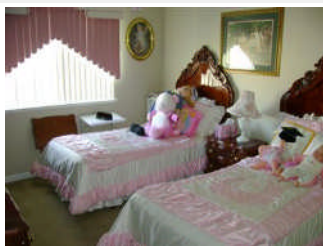
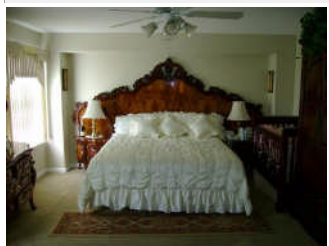
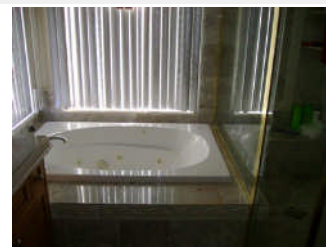
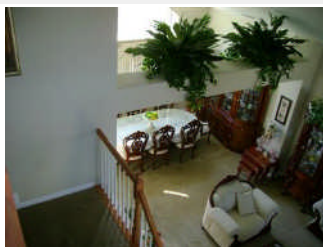
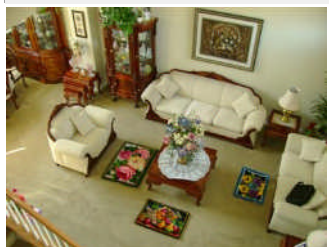
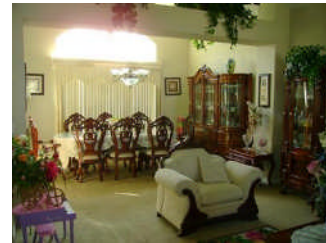
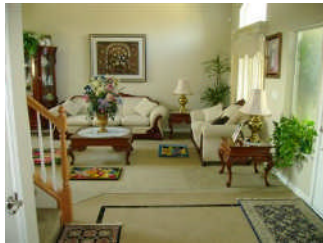


Client Detail with Addl Pics Report

Listings as of 02/27/08 at 8:20pm

| | | | |
|------------------------|--|---|---------------------------------|
| Active 01/15/08 | Listing # 307501 County: Fresno | 5348 E Heaton Ave Fresno, CA 93727-5252 Cross St: s/ butler e/ villa | Listing Price: \$320,000 |
|------------------------|--|---|---------------------------------|

| | | | | |
|--|-------------------|-------------|---------------------------|-----------------------|
|  | Prop Type | Residential | Prop Subtype(s) | Single Family |
| | Area | 727 | | |
| | Beds | 5 | Approx Square Feet | 3190 Seller |
| | Baths | 3 | Price/Sq Ft | \$100.31 |
| | Year Built | 2006 | Lot Sq Ft (approx) | 14580 ((Tax Records)) |
| | APN | 47310310S | Lot Acres (approx) | 0.335 |



Marketing Remark IF I HAD A DOLLAR FOR EVERY TIME I SAID WOW IN THIS HOUSE!!! GRANDEUR,ELEGANCE,SPECTACULAR,DRAMATIC....YOU GET THE PICTURE (I KNOW I DID) TRULY A CALIFORNIA CUSTOM CLASSIC UPGRADES YOU WOULD PAY THOUSANDS FOR ARE YOURS FOR A SONG!! YOUR GOING TO ENTER A WORLD OF CHARM AND MODERN BLENDS AND SOPHISTICATION. THIS HOME SHOWS LIKE A MODEL AND IS IN MODEL CONDITION.THE LOT IS TRULY ONE OF THE BIGGEST RESIDENTIAL CUL-DE-SAC LOTS I HAVE SEE IN A WHILE LET THE PICTURES TELL YOU THE REST..

General Information

Region Urban
Junior High School Washington
School District Sanger Unified
Sewer/Water Public Water, Public Sewer

Grade School Lone Star
Senior High School Sanger
of Stories Two Story
Gas & Electric Public Utilities

Unit Description Ground Floor
Energy Efficiency Dual Pane Windows

Interior Features

Heating & Cooling Central Heat & Cool
Flooring Carpet, Tile
Fireplace Type Insert
Bath Features Tub/Shower, Tub (sunken style tub)

Dining Room Features Living Room/Area

Exterior Features

Site Amenities Cul De Sac (premium lot (extraordenarie))
Roofing Tile
Yard Sprinklers Front, Sprinklers Back, Sprinklers Auto, Fenced, Mature Landscape
Patio Covered, Concrete

Financial Data

Special Disclosure Airport Noise

Special Features Security System, Built In Cabinets
Leased Equipment Security System

Floor Concrete
of Fireplaces 1.0
Laundry Inside, Utility Room
Kitchen Built In Range/Oven, Disposal, Dishwasher, Microwave, Eating Area
Extra Rooms Family Room

Parking Attached, Existing RV Parking (cemented)
Exterior Stucco, Stone
Pool No

Detached Structures Storage/Shed

Terms Conventional, Short Sale

Presented By:



Catherine Sawatsky

Cellular: 559-307-6564
Pager: 559-266-2787
Office: 559-432-1221

E-mail: Catherine@FresnoHomes.US

Web Page: <http://www.FresnoHomes.us>

C-21 C Watson Real Estate Inc.

7520 N. Palm #102
Fresno, CA 93711
559-432-1221

Fax : 559-432-1250

See our listings online:

<http://www.century21fresno.com>

February 2008

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