

# WEST BELMONT HOME

Fresno County, California

\$429,000

**PRICE REDUCED**



**0.31± Acres**

- Ranch Style Custom Home
- Surrounded by Permanent Plantings
- Peaceful Country Setting

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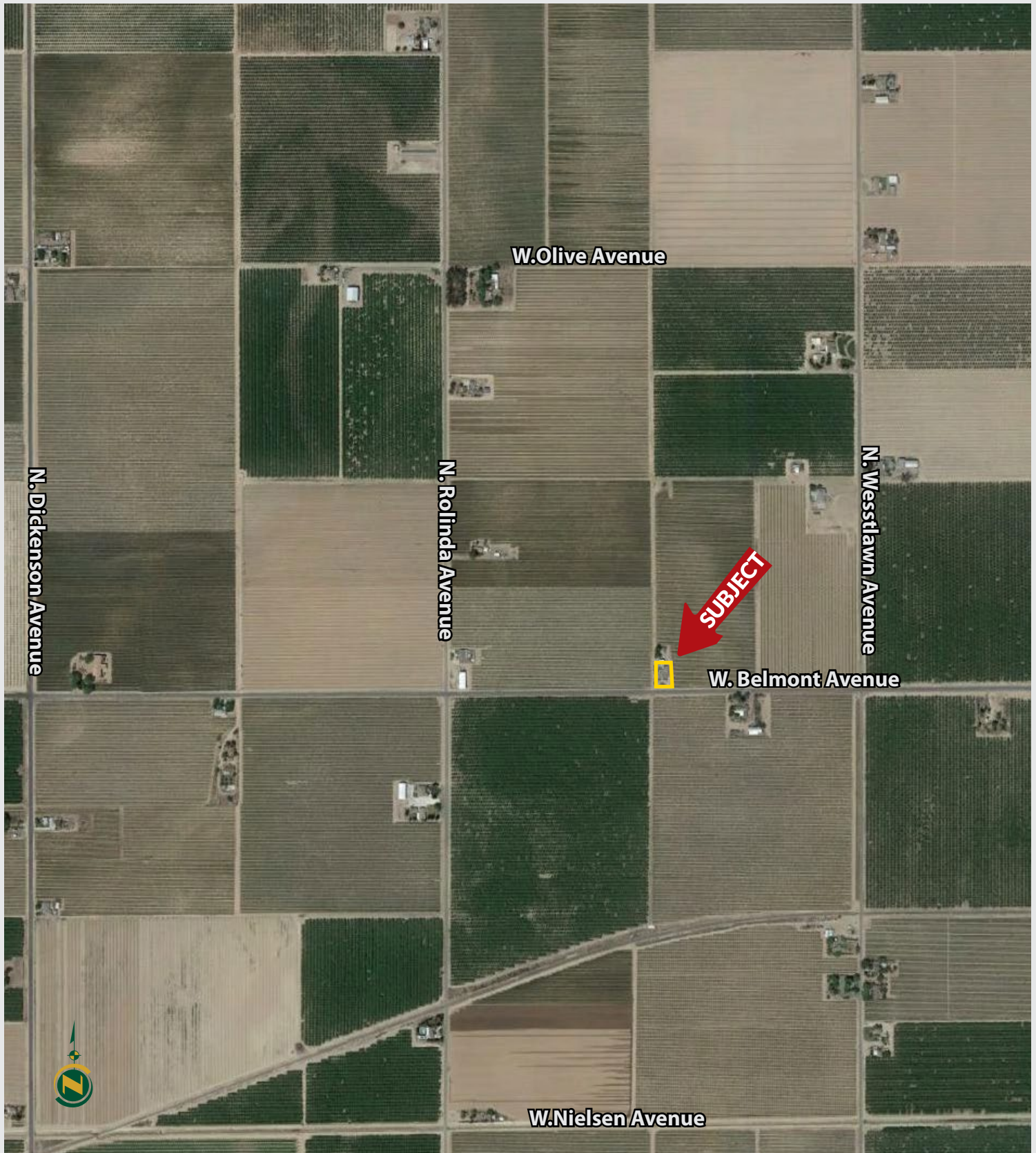
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CA DRE #00020875



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

A hard to find custom Grove built home placed in a peaceful country setting surrounded by permanent plantings.

### RESIDENCE

This beautifully designed 2,500± sq. ft, ranch style home was built in 1978 and consists of 3 bedrooms and 2 3/4 bathrooms. The property has an owned solar system and an HVAC system which was installed in 2021. The backyard includes a full size swimming pool.

### LOCATION

The subject property is on the north side of W. Belmont Avenue, approximately 1/4 mile east of N. Rolinda Avenue between N. Westlawn and N. Rolinda Avenues. The home is 5.5± miles northeast of the city limits of the town of Kerman. Address: 9232 W. Belmont Ave., Fresno, CA 93723

### LEGAL

Fresno County APN: 016-160-36. Zoning is AE-20 (Agriculture, Exclusive twenty-acre minimum parcel size). Located in a portion of Section 36, T13S, R18E, M.D.B.& M.

### WATER/IRRIGATION

The domestic well for the residence is situated on the neighboring parcel.

### PRICE/TERMS

\$429,000 cash at the close of escrow

### NOTE

Sale is subject to a Right of First Refusal by the neighbor.





## PROPERTY PHOTOS



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:  
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>  
Telephone Number: (916) 653-5791

**Policy on cooperation:** All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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