

2.00±
ASSESSED ACRES

**SAN JOAQUIN
RIVER BLUFF HOME**
FRESNO COUNTY, CALIFORNIA

\$1,275,000

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

• 2,850 S/F HOME
WITH OWNED
SOLAR

• MANY UPDATED
AMENITIES

• EASY HIGHWAY
ACCESS

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

An exclusive opportunity to purchase a beautifully remodeled home on 2.00± acres situated near the City of Fresno. Enjoy country living while located within a few minutes of Fresno amenities, including the El Paseo shopping & entertainment center. The property is positioned on the bluff above the San Joaquin River and has easy access to north and south bound Highway 99. This exceptional property has many amazing features including a gated entry with a concrete circle driveway, pristine front & backyard landscaping with pool, spa & waterfalls, plus owned solar panels, to name a few. This home is perfect for entertaining. Call and book your showing today!

RESIDENCE

This spacious 2,850 square foot ranch style home has 4 bedrooms and 3 baths. Walking into the newly remodeled residence, you will find brand new cabinets, contemporary fixtures, dual pane windows, attractive flooring, new appliances and more. The open floor plan boasts high open beam ceilings in the living/dining area with a grand adobe fireplace and wet bar. A 3-car finished garage provides room for extra vehicles and storage. The backyard patio looks out over the pebble-tech pool and jacuzzi, which is protected with a wrought iron security fence. The yard area also includes a mini golf putting green, perfect for family fun and entertaining.

LOCATION

Subject property is located on the west side of Highway 99 and 1± mile northwest of the intersection of Parkway Drive and Herndon Ave. The physical address is: 8063 W. Herndon Ave, Fresno CA 93723

LEGAL

Fresno County APN: 504-020-63s. Located in a portion of Section 5, T13S, R19E, M.D.B.&M.

ZONING

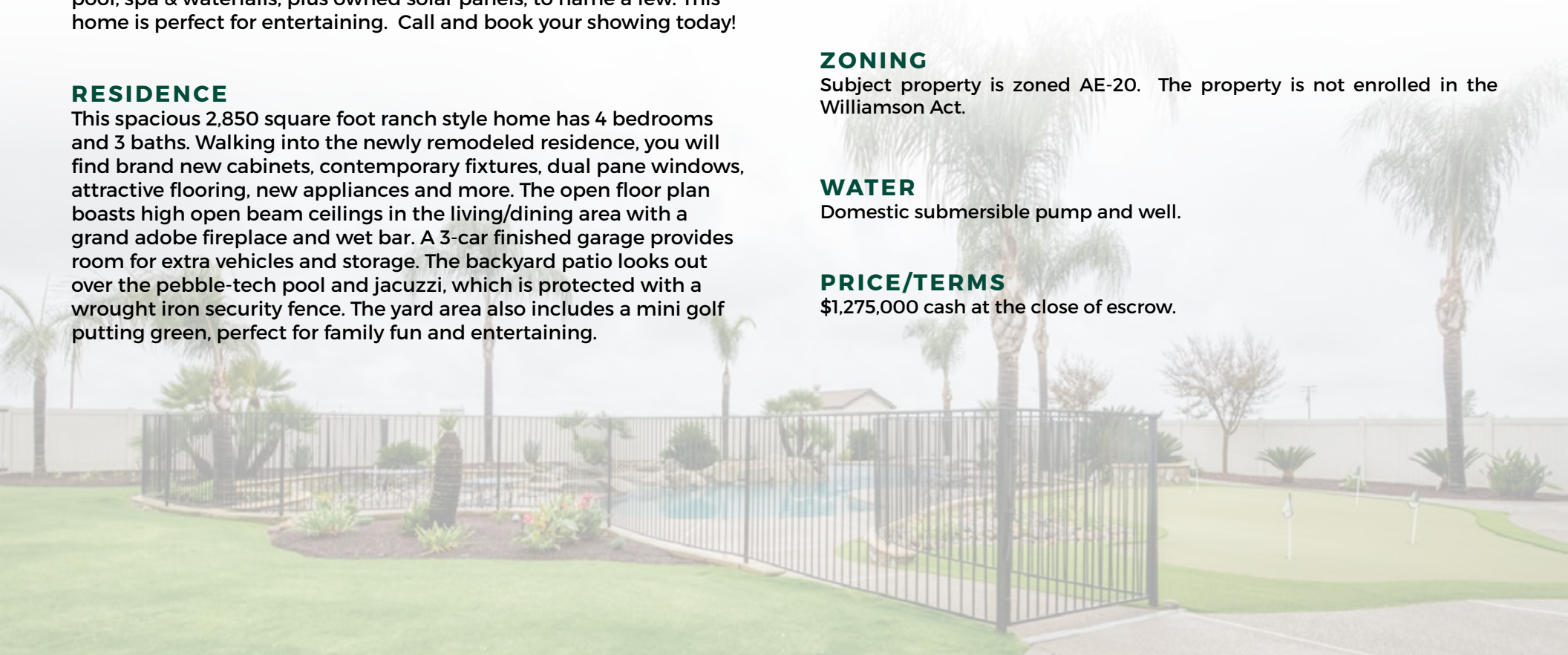
Subject property is zoned AE-20. The property is not enrolled in the Williamson Act.

WATER

Domestic submersible pump and well.

PRICE/TERMS

\$1,275,000 cash at the close of escrow.



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PROPERTY OVERVIEW



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PROPERTY PHOTO



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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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