




**2649 Portals Ave Clovis, CA 93611-8592**

**\$559,950**

This beautiful 4 bedroom and 3 bathroom home is a prime example of pride in ownership. Meticulous throughout its sprawling 2,687 square foot floor plan it boasts a living/dining room, large great room with vaulted ceiling, a kitchen the family chef will love, loft, laundry room and several other unique features. The master suite is upstairs with two of the other bedrooms while an additional bedroom is conveniently located downstairs. A sparkling pool highlights the gorgeous back yard that is perfect for entertaining guests. Add the award winning Clovis Unified School District, an abundance of local amenities, and easy access to the 168 highway and this property has everything. Don't miss out on this wonderful home!

**Directions:** Take CA 168 and take exit onto N. Temperance Ave. Turn left onto Barstow Ave. Take a left onto Park Ave. Take a left on Lincoln Ave. Take a left on Applegate Ave and it will turn into Portals Ave. The house will be on your right hand side.

ML#:575560	Year Built: 2003	# of Stories	Two
Property Type	Residential	Special Features	Isolated Bedroom, Isolated Bathroom, Built In Cabinets
Property Subtype	Single Family	Heating & Cooling	Central Heat & Cool
APN	55413202	Fireplace Type	Gas Insert
Beds: 4	Baths 3	Bath Features	Tub/Shower, Shower, Tub
Pool	Yes	Kitchen	Built In Range/Oven, Disposal, Dishwasher, Microwave, Eating Area, Breakfast Bar, Pantry
Garage Spaces	3	Dining Room Features	Formal, Living Room/Area
Approx Square Feet	2687 Tax Records	Style	Contemporary
Lot Sq Ft (approx)	6500	Parking Features	Auto Opener
	0.1492	Yard	Fenced, Mature Landscape
Price/SqFt	\$208.39	Pool	Yes
Cross Street	Applegate Ave	Pool Type	In Ground
County	Fresno	Patio Features	Covered, Concrete
School District	Clovis Unified		
High School	Clovis		
Junior High School	Clark		
Grade School	Red Bank		
Lot Dimensions	65X100		

	<p><b>Presented By:</b> <b>Ronnie Silva</b> Lic: 01399739</p> <p>Primary: 559-970-6910 Secondary: 559-485-0759</p> <p>Fax: E-mail: <a href="mailto:ronnie@ronsilvarealty.com">ronnie@ronsilvarealty.com</a></p>	<p><b>Ron Silva Realty, Inc</b> Office Lic.: 01514246</p> <p>5021 S. Elm Fresno, CA 93706 559-485-0759</p> <p><b>See our listings online:</b> <a href="http://www.ronsilvarealty.com">http://www.ronsilvarealty.com</a></p>
	<p>April 2022</p>	