




2401 W Magnolia Ave Caruthers, CA 93609-9737

\$299,950

This fully remodeled 3 bedroom and 2 bathroom home is located in the rural countryside of Caruthers and is situated on a massive 1.3+- Acre lot. Restored to its original charm nothing has been left untouched. Gorgeous flooring greets you as you enter the home and flows throughout the living area. New appliances, cabinetry, countertops and stylish back splash highlight the kitchen area and compliments the great room! The large lot is perfect for the hobby farmer, FFA and/or 4H projects, live stock or whatever your heart desires. Don't miss out on this beautiful property!

Directions: From the intersection of HWY 41 and Conejo Ave take Conejo Ave west. Turn left onto Hughes Ave. Turn left on to Magnolia Ave. The property is located on the south side of Magnolia Ave.

ML#:589862	Year Built: 1925	County	Fresno
Property Type	Residential	School District	Caruthers Unified
Property Subtype	Single Family	High School	Caruthers
APN	04222008S	Junior High School	Caruthers
Beds: 3	Baths 1	Grade School	Caruthers
Pool	No	Lot Dimensions	220X257
Approx Square Feet	884 Tax Records	# of Stories	Single Story
Lot Sq Ft (approx)	56540	Heating & Cooling	Central Heat & Cool
	1.2980	Bath Features	Tub/Shower
Price/SqFt	\$339.31	Style	Ranch
Cross Street	Hughes Avenue	Pool	No

<p>Presented By:</p>  <p>January 2023</p>	<p>Ronnie Silva Lic: 01399739</p> <p>Primary: 559-970-6910 Secondary: 559-485-0759</p> <p>Fax:</p> <p>E-mail: ronnie@ronsilvarealty.com</p>	<p>Ron Silva Realty, Inc Office Lic.: 01514246</p> <p>5021 S. Elm Fresno, CA 93706 559-485-0759</p> <p>See our listings online: http://www.ronsilvarealty.com</p>
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U.S. Patent 6,910,045

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