



**JUST
LISTED**

This May Be the One For Your Buyers -A Must See
Home Feature Bonus Room, Easy Care Flooring

3413 E Ashlan Ave , Fresno CA 93726

MLS:531718 PRICE:\$234,000.00

Bedrooms: 3
Year Built: 1958
Lot Size: 6242
Sqft: 1598

Full Baths: 1
Half Baths: 1
Parking: 2 Cars
Floors: 1

PROPERTY FEATURES:

- ▣ Central heat
- ▣ Family room
- ▣ Breakfast nook
- ▣ Laundry area - inside
- ▣ Fireplace
- ▣ Living room
- ▣ Dishwasher
- ▣ Yard
- ▣ Tile floor
- ▣ Bonus/Rec room
- ▣ Stove/Oven

PROPERTY DESCRIPTION:

This home has an open floor plan, bonus family room off the living room. Energy features include dual pane windows, newer ceiling fans, and a newer Kitchen Aid Energy Star dishwasher. Gas cooktop and electric oven. The living room features a gas fireplace with marble facia for those cozy nights. Decorative tile in the kitchen, hall way, living room

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