



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Tuscan Home near Kerman



4.61± Acres
Fresno County, California

- 3,920± s/f Tuscan style home
- Second home, shop & several buildings
- Fenced and gated w/6' chain link fence

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Tuscan Home near Kerman

4.61± Acres

\$995,000

LOCATION:

4129 N. Del Norte Avenue, Kerman, CA 93630. Located approximately 3/4 mile south of W. Shaw Avenue, 15± miles west of Fresno and 3/4 mile from Hwy. 145.

DESCRIPTION:

3,920± sq. ft. Tuscan style home built in 2009. 4 bedrooms (one currently being used as an office), entertainment/game room, large living room, tile roof, 3-car garage, 2 baths. Amenities include two 7.1 surround sound systems, water purification system, hot water on demand, outdoor patio speakers (TV ready), knotty Alder wooden doors & cabinets throughout, rock fireplace with efficient pellet insert, pine ceiling with accent beams, tiled floor. Kitchen has granite counter tops, 8' x 4' island, walk-in pantry, separate side by side freezer & refrigerator, 4' commercial range & rock hood to ceiling. Large laundry room with granite counters, sink & ample cabinets. Master bath has marble floors, counters & walls, jetted tub, double bowl marble sinks & extra large shower. Bedrooms have walk-in closets.

This property has been used as a horse facility with arena lights, electrical and water to arena and paddock areas.

LEGAL:

Fresno County APN 015-340-44. The zoning is AE-20. The property is not located within the Williamson Act. Located in a portion of the SE 1/4 of Sec. 13, T13S, R17E, M.D.B.&M.

WATER:

(1) 3 HP domestic pump & well and (1) 25 HP ag pump & well. Property lies within the Fresno Irrigation District.

SOILS:

57.4% Hanford coarse sandy loam and 42.6% Hanford sandy loam.

**BUILDINGS/
IMPROVEMENTS:**

3,920± sq. ft. Tuscan style main house with a second 1,960± sq. ft. fixer-upper house with full basement. Concrete block & steel construction 14,000± sq. ft. shop, 3 phase - 4 wire - 1,400 amp service; 4,110± covered parking or work space; 3,000± sq. ft. 2-story brick building used as office space/storage. It has been used as a welding, farm equipment repair & trucking business. There is plenty of truck parking with multiple access gates. Property is completely fenced & gated with 6' chain link fence. Asphalt surrounds the shop areas.

PRICE/TERMS:

\$995,000 cash or terms acceptable to Sellers.

