

# **\$784,000 - 3346 Lincoln Avenue, Clovis**

MLS® #FR24236021

**\$784,000**

6 Bedroom, 4.00 Bathroom, 3,141 sqft

Residential on 0 Acres

N/A, Clovis,

Nestled in a upscale Clovis neighborhood, this stunning McCaffrey home is a perfect blend of style, comfort, & custom touches. Spanning nearly 3150sf & RV parking, the home embodies modern living with thoughtfully designed spaces, energy-efficient features & luxurious amenities. Step inside to discover a spacious, inviting layout, featuring 2 distinct living areas ideal for relaxation or entertaining. A formal dining rm enhances the charm of this home, boasting 5 generously sized bdrms & potential for a 6th bdrm or office to accommodate your work, study, or leisure needs. The newer plank flooring downstairs adds a touch of contemporary elegance while offering durability & ease of maintenance. The heart of this home, the kitchen, has been beautifully updated with sleek finishes, creating a space both functional & stylish for all your culinary adventures. Storage is no issue, thanks to an enormous walk-in closet & pantry, providing ample room for your essentials. Step outside into your private oasis, where a sparkling pool with tranquil waterfalls beckons you to unwind on warm summer days. The backyard is an entertainer's dream, with space for gatherings or quiet relaxation. With 29 solar panels already installed, this home allows for significant energy savings while keeping your living environment comfortable year-round. Bedrm/bth count differ from tax records. Buyer to verify if concerned. Amazing home... perfect for families & entertainers!



## Essential Information

MLS® #	FR24236021
Price	\$784,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,141
Acres	0.20
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Robert Mitchell
Listing Office	LPT Realty, Inc

## Community Information

Address	3346 Lincoln Avenue
Subdivision	N/A
City	Clovis
County	Fresno
Zip Code	93619

## Amenities

Parking Spaces	3
Parking	RV Access/Parking, RV Potential, See Remarks
# of Garages	3
Garages	RV Access/Parking, RV Potential, See Remarks
View	Neighborhood, Park/Greenbelt
Has Pool	Yes
Pool	Private

## Exterior

Exterior	Stucco, Stone
Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Tile
Construction	Stucco, Stone

Foundation Slab

## Interior

Interior Features	Breakfast Bar, Breakfast Area, Separate/Formal Dining Room, Eat-in Kitchen, Pantry
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Built-In Range
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

District Clovis Unified

## Additional Information

Date Listed	November 13th, 2024
Days on Market	63
Short Sale	N
RE / Bank Owned	N

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