

# \$789,000 - 2705 Ryan Lane, Fresno

MLS® #FR25041322

**\$789,000**

4 Bedroom, 3.00 Bathroom, 3,155 sqft

Residential on 0 Acres

N/A, Fresno,

Price reduced! This home will be in the Clovis West attendance for the coming 2025-26 school year. This beautiful two-story home is ready to move into. Home sits on a corner lot in prime NE Fresno neighborhood. Original owners have spared no expense in creating a comfortable living space. Clovis schools, within walking distance of The Row and its many upscale restaurants and shops. There are four bedrooms upstairs, while the ground level has a formal living room with vaulted ceiling, formal dining room, office and den. Kitchen has been completely upgraded, and features ogee-edged quartz (2022) on counters and island, undermount white ceramic Kohler sink, and picket marble backsplash with water jet cut mosaic over the gas cooktop. There are three full baths. Direct access to internet via hard-wired cabling in main floor office and upstairs bedroom. Other highlights include a fully paid-for, 9.66 kW solar system with 28 panels, whole-house fan on 24-hour timer, two thermostats, Milgard windows and Hunter Douglas PowerView window shades throughout, along with two gas fireplaces. The tranquil back yard has mature landscaping, a fenced saltwater pool with integrated fountain, Bomanite stamped concrete deck and patio, gas stubout for barbecue, and many other useful features too numerous to mention. Don't miss this great opportunity!



Built in 1999

## Essential Information

MLS® #	FR25041322
Price	\$789,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,155
Acres	0.24
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Barry Fisher
Listing Office	Real Broker

## Community Information

Address	2705 Ryan Lane
Area	FSNO - Fresno
Subdivision	N/A
City	Fresno
County	Fresno
Zip Code	93720

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	6
Parking	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Door-Multi, Driveway Level, Garage Faces Front, Oversized, Paved, Side By Side
# of Garages	3
Garages	Concrete, Direct Access, Driveway, Garage, Garage Door Opener, Door-Multi, Driveway Level, Garage Faces Front, Oversized, Paved, Side By Side
View	None
Has Pool	Yes
Pool	Fenced, Filtered, Gunite, In Ground, Pebble, Private, Salt Water
Security	Smoke Detector(s), Carbon Monoxide Detector(s), Prewired, Security System

## Exterior

Exterior	Stucco, Asphalt, Blown-In Insulation, Concrete, Drywall, Frame
Lot Description	Drip Irrigation/Bubblers, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Street Level, Trees, Yard, ZeroToOneUnitAcre
Windows	Custom Covering(s), Double Pane Windows, Insulated Windows, Low Emissivity Windows, Plantation Shutters, Screens, Tinted Windows
Roof	Tile
Construction	Stucco, Asphalt, Blown-In Insulation, Concrete, Drywall, Frame
Foundation	Slab

## Interior

Interior	Laminate, Carpet, Vinyl
Interior Features	Ceiling Fan(s), High Ceilings, Recessed Lighting, All Bedrooms Up, Breakfast Area, Eat-in Kitchen, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Separate/Formal Dining Room, Two Story Ceilings, Utility Room, Wired for Data, Wired for Sound
Appliances	Convection Oven, Dishwasher, Disposal, Range Hood, Double Oven, Dryer, Electric Oven, Gas Cooktop, Gas Water Heater, Ice Maker, Refrigerator, Vented Exhaust Fan, Washer, Water Heater, Water To Refrigerator
Heating	Forced Air, Fireplace(s), Central, Natural Gas, Solar, Zoned
Cooling	Central Air, Dual, Whole House Fan, Zoned
Fireplace	Yes
Fireplaces	Living Room, Decorative, Den, Gas
# of Stories	2
Stories	Two

## School Information

District	Clovis Unified
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## Additional Information

Date Listed	February 24th, 2025
Days on Market	105
Short Sale	N
RE / Bank Owned	N

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