

# \$417,000 - 7664 Gearhart Avenue, Fresno

MLS® #FR25108694

**\$417,000**

3 Bedroom, 2.00 Bathroom, 1,797 sqft

Residential on 0 Acres

N/A, Fresno,

This spacious 3bd, 2ba home with solar offers 1,797sf of living space on a 5,694sf lot and comes with a new AC (April 2025) and a Roof and Pest Cert! Enjoy low-maintenance curb appeal and versatile living spaces, including a front living room and a Great Room with vaulted ceilings, a brick fireplace, built-in bookcases, and French doors to the backyard. The kitchen boasts a U-shaped layout with white tile and plenty of cabinet space, opening to a dining area with a built-in hutch. A dedicated laundry room includes a sink and a large pantry for added convenience. The spacious primary bedroom has French doors to the backyard, an ensuite bath with dual sinks, a glass shower, and a generously sized custom-designed closet. Outside, the backyard features a covered patio and is ready for your personal touch. Located near Nees and Millbrook in the Mansionette Village II Community, this home is one of the few with a larger parking slab, allowing space for three vehicles. Zoned for Clovis Unified Schools: Clovis West, Kastner, and Lincoln Elementary.



Built in 1986

## Essential Information

MLS® #	FR25108694
Price	\$417,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,797
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bryan Martin
Listing Office	Keller Williams Westland Rlty

## Community Information

Address	7664 Gearhart Avenue
Subdivision	N/A
City	Fresno
County	Fresno
Zip Code	93720

## Amenities

Amenities	Clubhouse, Pool, Trash, Water
Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	Community, Association

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Cooling	Central Air
Fireplace	Yes
Fireplaces	Great Room
# of Stories	1
Stories	One

## School Information

District	Clovis Unified
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## Additional Information

Date Listed May 9th, 2025

Days on Market 10

Zoning R-1-C

Short Sale N

RE / Bank Owned N

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