

# **\$515,000 - 1760 Ticonderoga Drive, Fresno**

MLS® #ML82012627

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## **\$515,000**

3 Bedroom, 2.00 Bathroom, 1,476 sqft  
Residential on 0 Acres

N/A, Fresno,

This is a MUST SEE and an Incredible opportunity to own this STUNNING Granville home with over \$60,000 in remodeling and upgrades all within the last 2 years! You can have the best of both worlds of living in a highly desirable, well-established neighborhood with the luxury of what feels like a new model home. 3 Bedrooms, 2 Bathrooms and a 3-car finished garage all located in the award winning Clovis Unified School District. Open and inviting floorplan with natural light, cozy fireplace, and an inviting entertainer's backyard. Offering all new luxury vinyl flooring throughout entire home, new interior paint throughout, 5" Baseboards, newly configured/drywalled bookshelves, new stone fireplace, new hardware throughout, all new stainless-steel appliances, new bright white Plantation (PVC) plantation shutters and blinds throughout, upgraded lighting, newer AC unit and new landscaping. Solar panels with TWO Tesla batteries store the extra energy for backup so you can feel confident that you will never lose power and have no Tru-up bill, rather, credits applied. Additional list of upgrades attached. An exceptional location to raise your family OR purchase with everything included and you have a fully furnished rental home/Airbnb ready for tenants!



Built in 1994

## **Essential Information**

MLS® #	ML82012627
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,476
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Greg Haley
Listing Office	Universal Realty Services, Inc

### **Community Information**

Address	1760 Ticonderoga Drive
Subdivision	N/A
City	Fresno
County	Fresno
Zip Code	93720

### **Amenities**

Parking Spaces	3
# of Garages	3

### **Exterior**

Roof	Tile
Foundation	Slab

### **Interior**

Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Stories	1

### **School Information**

District	Clovis Unified
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### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	71
Zoning	RS4
Short Sale	N
RE / Bank Owned	N

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