

# \$1,198,000 - 1263 Locan Avenue, Clovis

MLS® #OC25074894

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## \$1,198,000

4 Bedroom, 4.00 Bathroom, 3,001 sqft  
Residential on 0 Acres

N/A, Clovis,

Welcome to this exquisitely upgraded single-story ranch-style home with 10-foot ceilings that seamlessly blend modern convenience, smart technology, and stylish comfort. Inside, you'll find elegant plantation shutters, a Pentair whole-house water softening system, and a 4-stage reverse osmosis water dispenser at the kitchen sink. The kitchen also features concealed cabinet outlets for above-cabinet lighting. Living spaces are enhanced by a contemporary bar with backlit glass shelves, a crystal chandelier in the dining room, and a child-safe gas fireplace. Entertainment and connectivity are seamless with built-in ceiling surround sound speakers, wall-mounted TV trunking, and two hard-wired 2.4+5 GHz Wi-Fi nodes for strong mesh coverage. Comfort is prioritized with five upgraded ceiling fans and bidet outlets in the primary and Jack & Jill restrooms. The garage includes a 220V-3Phase circuit ideal for a split-unit AC or heater. Security features include a seven-zone alarm system, four motion-activated cameras, impact detectors, motion sensors, and secondary security screen doors at the front and patio. Bedroom windows can be armed while open, and sealing brushes on the garage door help limit dust intrusion. The professionally landscaped front yard includes two irrigation zones, Palo Verde trees, a courtyard fountain, a custom backlit house number, and upgraded sconces. In the backyard, enjoy low-maintenance, non-deciduous plants across three irrigation



zones, a 20'x20' grass area for pets, and a stunning 40'x20' saltwater pool and spa with a shallow lounge area, in-pool umbrella inserts, an ultra-quiet sweeper, and adjustable spillway. The expansive 42'x22' covered patio features a built-in 36" professional grill, bar seating for ten, two stainless steel under-counter refrigerators, oversized ceiling fans, flush-mount lighting, and pre-wired outlets for Wi-Fi or speakers. Lighting spans the front and back yards with capacity for 30+ additional fixtures. Pool equipment and AC are discreetly enclosed. The owned 24-panel 8KW solar system is completely hidden from view. A 12'x14' pergola sundeck offers an adjustable louvered roof, privacy shades, and netting. Two exterior gas stubs and a hard-wired outdoor Wi-Fi node ensure this home is as functional as it is beautiful. LIVE your DREAM in this luxurious HOME!

Built in 2017

## Essential Information

MLS® #	OC25074894
Price	\$1,198,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,001
Acres	0.41
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean, Traditional, Ranch, Spanish
Status	Closed
Listing Agent	Michael Davar
Listing Office	Davar & Co

## Community Information

Address	1263 Locan Avenue
Subdivision	N/A
City	Clovis
County	Fresno
Zip Code	93619

## Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	4
Parking	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, RV Access/Parking, Side By Side, Garage Faces Side, Private
# of Garages	4
Garages	Concrete, Door-Multi, Direct Access, Driveway, Garage Faces Front, Garage, Garage Door Opener, RV Access/Parking, Side By Side, Garage Faces Side, Private
View	None
Has Pool	Yes
Pool	Filtered, Gunit, Gas Heat, Heated, In Ground, Permits, Private, Salt Water
Security	Security System, Carbon Monoxide Detector(s), Smoke Detector(s), Fire Detection System, Fire Sprinkler System, Prewired

## Exterior

Exterior	Concrete, Drywall
Exterior Features	Rain Gutters, Barbecue
Lot Description	Back Yard, Front Yard, Garden, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Level, Rectangular Lot, Sprinklers Timer, Sprinklers On Side, Sprinkler System, Street Level, Drip Irrigation/Bubblers, Ranch
Windows	Custom Covering(s), Screens, Shutters, Plantation Shutters
Roof	Concrete
Construction	Concrete, Drywall
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High

	Ceilings, In-Law Floorplan, Open Floorplan, Pantry, Recessed Lighting, Bar, Wired for Sound, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Jack and Jill Bath, Walk-In Pantry
Appliances	Convection Oven, Double Oven, Dishwasher, Electric Range, Freezer, Gas Cooktop, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Dryer, Washer, Built-In Range, SixBurnerStove, Tankless Water Heater, Water Softener
Heating	Central, Forced Air
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Clovis Unified
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## Additional Information

Date Listed	April 5th, 2025
Days on Market	20
Short Sale	N
RE / Bank Owned	N

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