

KINGSBURG COUNTRY HOME

Fresno County, California

0.46± Acres

\$410,000

PRICE REDUCED



- Country Living
- Close Proximity to City
- Privacy



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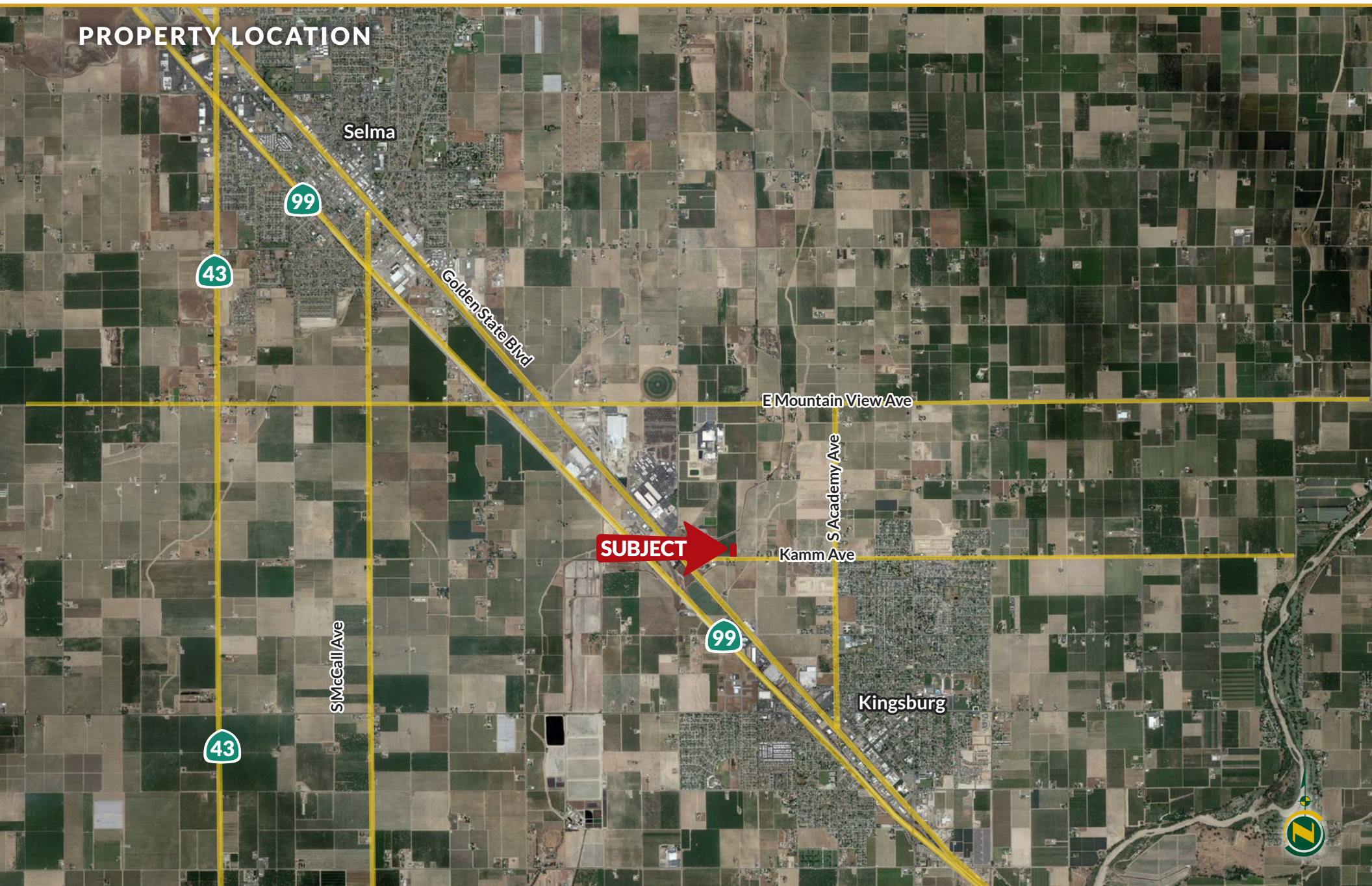


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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This country living opportunity is located in the Kingsburg sphere of influence. The great location allows for country life but the closeness of the highly desirable City of Kingsburg with all of it's exciting growth and local businesses. .

LOCATION

The residence sits on the north side of Kamm Avenue between Academy Avenue and Bethel. The street address is 12390 E. Kamm Avenue, Kingsburg, CA 93631.

LEGAL

Fresno County APN 393-250-27. Located in a portion of Section 15, Township 16S, Range 22E, MDB&M.

ZONING

AE-20, Single Family Residence.

RESIDENCE

The home consists of 3 bedrooms and 2 bathrooms. It is approximately 1,700± SF with a covered porch area that leads to a 567± SF, 2 car garage. The residence is in very good condition with many upgrades over the last few years. The living room also has a fireplace for cozy winter warmth.

The upgrades include new flooring throughout the home along with new energy-efficient windows. The home has newer light fixtures and window coverings. The roof is in good condition and the outside of the residence was recently painted. The front yard has a new lawn, sprinklers, and some landscaping. The backyard is fenced. The property has security doors along with an alarm system, the home also has a new heating and cooling system.

WATER

Domestic pump and well.

SERVICES

Two septic tanks, propane tank and PG&E.

PRICE/TERMS

\$410,000 cash at close of escrow. Motivated Sellers.



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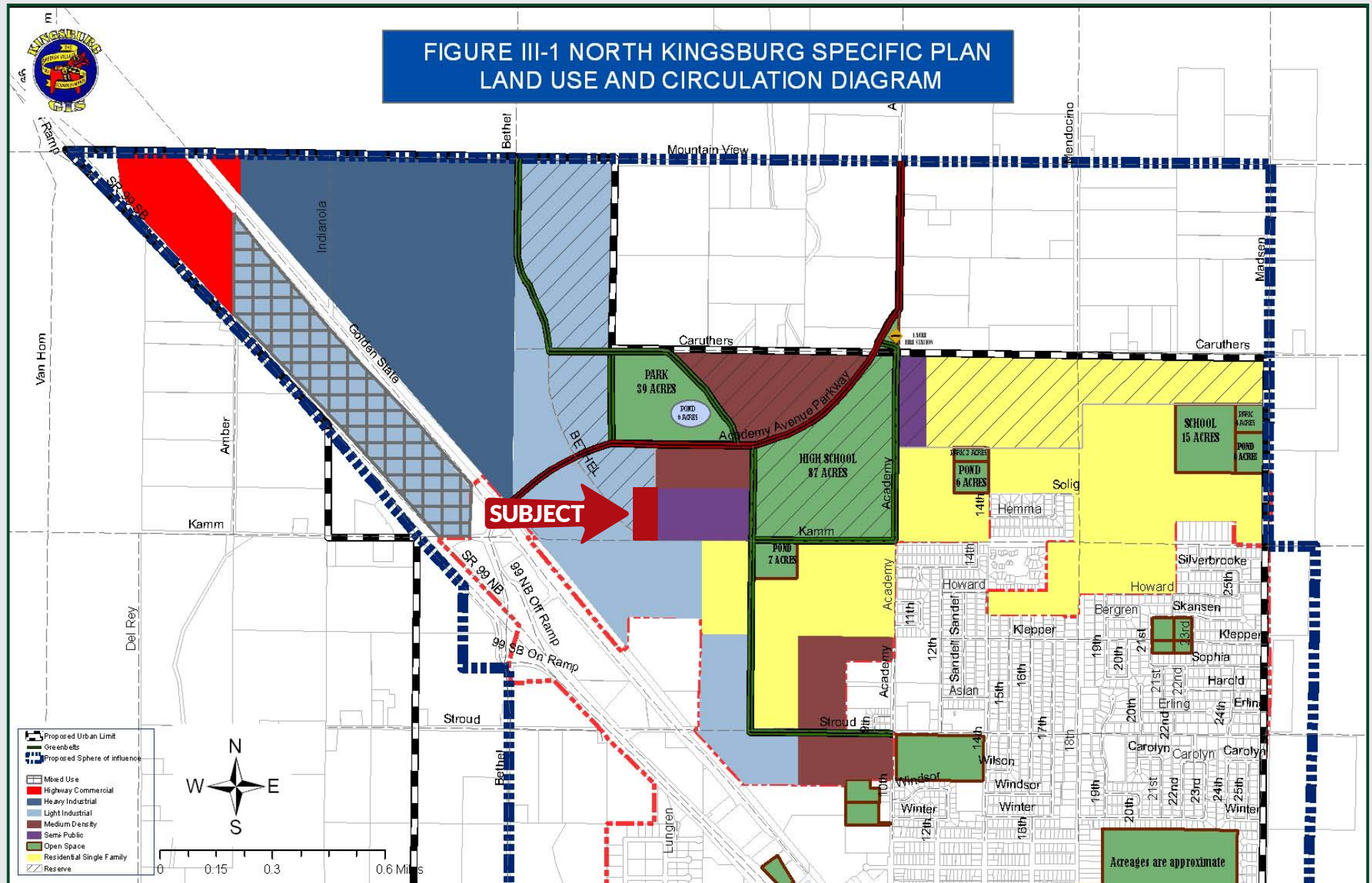
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PROPERTY OVERVIEW



KINGSBURG GENERAL PLAN

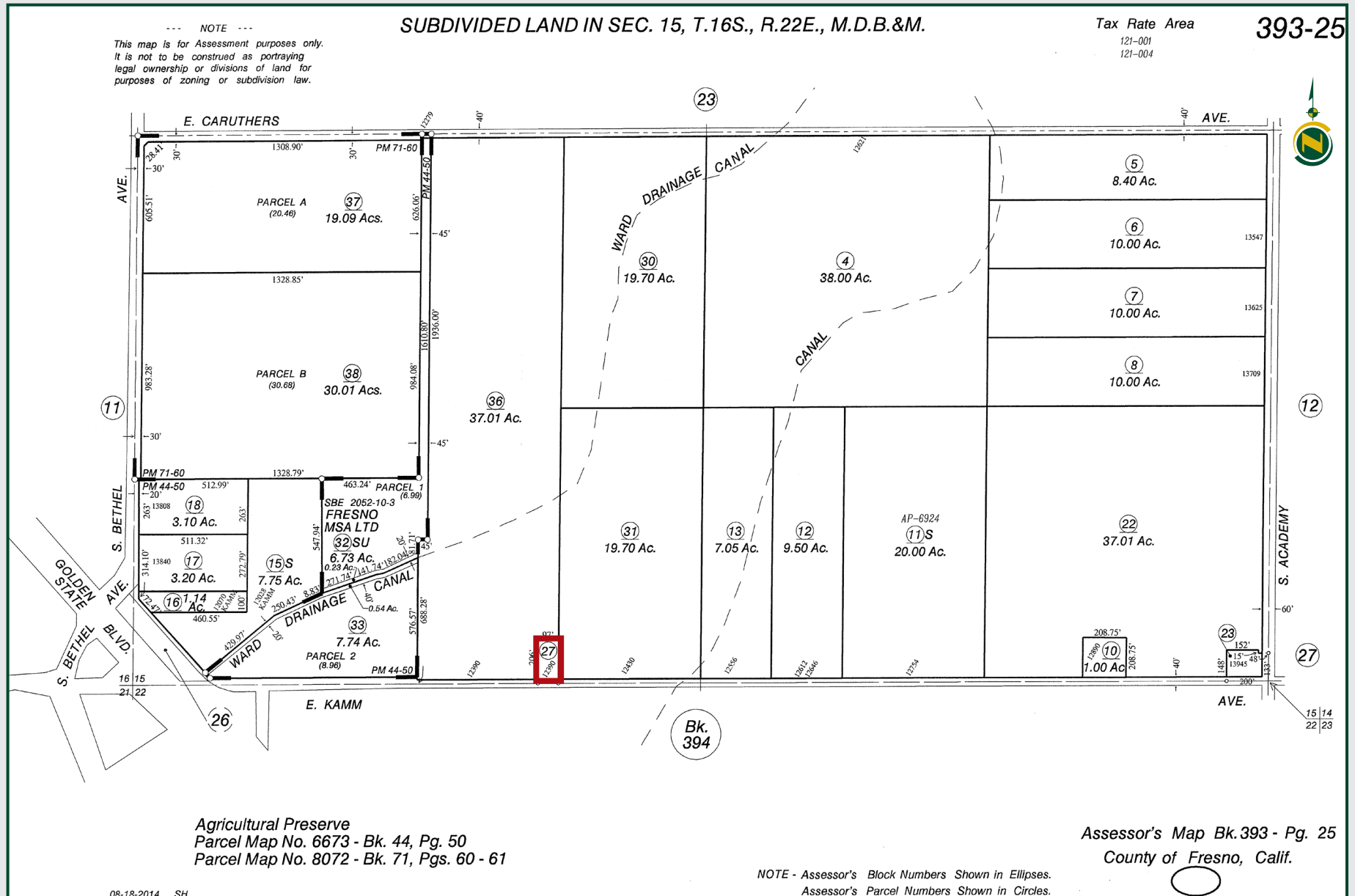


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PARCEL MAP



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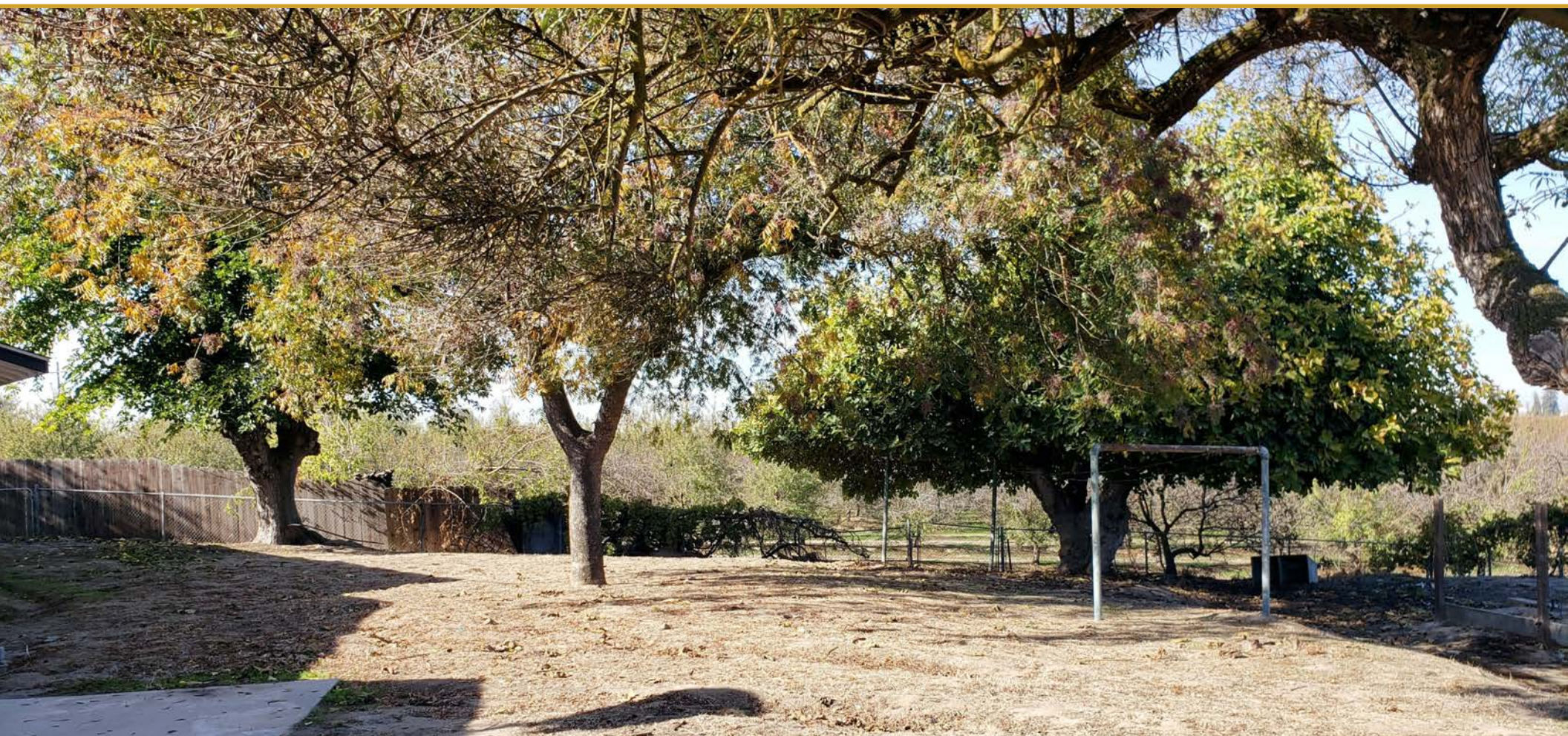


PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.