

CARUTHERS CUSTOM HOME

Fresno County, California

5.0± Acres

\$1,000,000



- Custom Designed Home
- Solar
- Large Shop



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

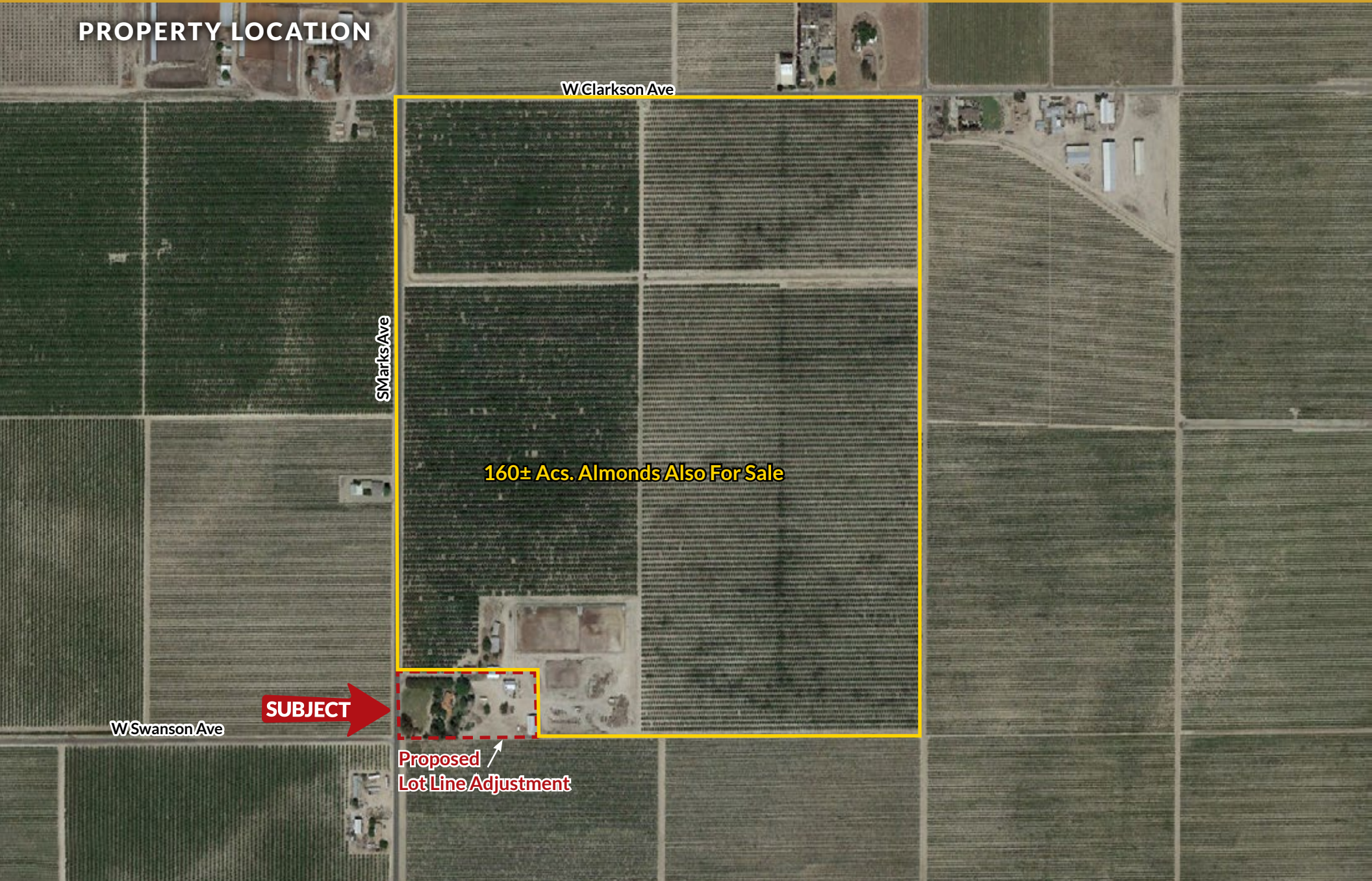


CARUTHERS CUSTOM HOME

5.0± Acres
Fresno County, CA



PROPERTY LOCATION



W Clarkson Ave

S Marks Ave

160± Acs. Almonds Also For Sale

SUBJECT

W Swanson Ave

Proposed
Lot Line Adjustment

CARUTHERS CUSTOM HOME

5.0± Acres
Fresno County, CA



PROPERTY INFORMATION

DESCRIPTION/RESIDENCE

Welcome to beautiful country living! Here is an opportunity to purchase a custom designed and built 2,600± SF Mediterranean style home roughly 3± miles south of Caruthers. The home includes 3 bedrooms, 2 bathrooms, an office, family room, formal living room, dining room, and a 1 car garage nestled on a 5± acre lot. No corners were cut when designing and building this beautiful home. There is tile flooring throughout, while the 3 bedrooms are carpeted. The kitchen boasts an adobe style brick Orno to warm the house during the winter along with an island, coffee bar, and walk-in pantry. The large laundry room includes built in storage cabinets as well as a laundry “chute” which is connected to the master bedroom. Vaulted ceilings with wood beams are prominent throughout the home.

Throughout the home there are solid wood doors, dual pane wood clad windows, ceiling fans in each of the bedrooms, and a central Vac system installed. There are two HVAC units, one water heater, one septic tank, and there is natural gas available at the property. The property also includes mature landscaping, a shop, carport, ½ ± acre fenced in for livestock, and leased solar. The Buyer will need to qualify to assume the solar lease. The Seller is in the process of getting a lot line adjustment to parcel off some of the outbuildings and shop from the ranch over to the home parcel. See map on page 2 for more details on the proposed lot line adjustment.

LOCATION

The subject property is located on the east side of S Marks Ave roughly ½ ± mile north of W. Elkhorn Ave. Physical address: 16496 S. Marks Ave Caruthers, CA 93609.

LEGAL

Fresno County APN: 042-050-91S. Located in a portion of Section 31, Township 16S, Range 20E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive - 20 acres. The parcel is currently enrolled in the Williamson Act.

The Seller is in the middle of applying for a lot line adjustment with his property next door. After the lot line adjustment, the parcel will no longer be enrolled in the Williamson Act. The 160± acre almond orchard is also available for sale separately from the home.

WATER

There is a domestic well that provides water to the house.

PRICE/TERMS

\$1,000,000 cash at the close of escrow.



CARUTHERS CUSTOM HOME

5.0± Acres
Fresno County, CA



PROPERTY PHOTOS



CARUTHERS CUSTOM HOME

5.0± Acres
Fresno County, CA



PROPERTY PHOTOS



PROPERTY PHOTO



CARUTHERS CUSTOM HOME

5.0± Acres
Fresno County, CA



PROPERTY PHOTOS



CARUTHERS CUSTOM HOME

5.0± Acres
Fresno County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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.