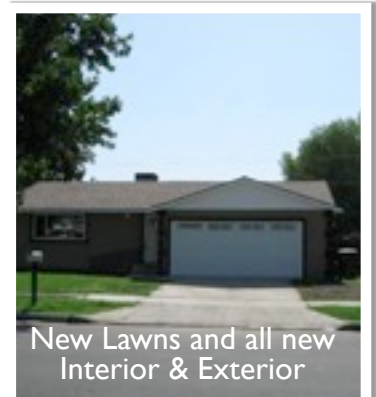
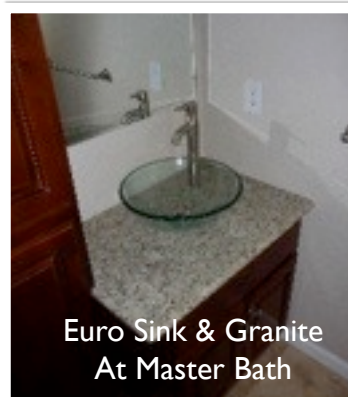


## 3332 N EZIE, FRESNO, 93727

<b>List Price</b>	<b>\$165,000</b>	Garage	2 Car
Square Feet	1362	Year Built	1960
Bedrooms	4	Schools	Clovis
Bathrooms	2	Liv-Fam-Din	Liv-Din

Completely Renovated home in Clovis School District. Everything is new. No maintenance for a long time. Move in and enjoy. Watch Geese and Ducks from the back yard.



### ENERGY

- New Trane Dual Pack
- Redesigned & sealed R8 Ducts
- Dual Pane Windows
- R-50 Attic Insulation
- Long Overhangs & Tree Shade
- Shell Sealed at Attic Floor
- Ceiling Fans
- Flourescent Lighting
- Motion & Photo Sensors
- Gas Stove & Dryer hookup
- Energy Star Appliances

### WOW!

- New Cabinets
- Granite Counter Tops
- Deep Stainless Sink
- GooseNeck Spray Faucet
- Designer Light Fixtures
- Travertine Floors
- Designer Tile
- New Panel Doors & Hardware
- 32 oz Upgrade Carpet, 6 lb pad
- Crown Molding, Chair Rail
- ThreeTone Paint
- New Front Door with Glass

### DONE

- New Roll Up Garage Door Opener and Controller
- Newly planted lawn F & R
- Automatic Sprinkler System
- Timer Controller
- 30 year roof
- New Plugs, Switches, Plates
- New 200 amp service
- New Dash Coat
- Window & Corner Trim

### WHAT DID WE LEARN?

This home still has more potential upgrades. Rear patio with cover with reflective coating would be #1 recommendation. Additional room was created by removing a closet type furnace and re-locating the water heater outside the building, placing both these combustion appliances outside the building envelope. Future PV panels can be rack mounted on the patio cover as the AC is on the south facing roof.