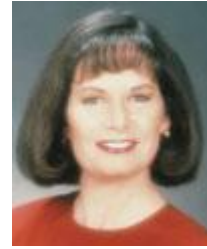


### 1310 South Phillip Ave, Fresno, CA



Teri Zumwalt  
(559) 213-8374 (Direct)  
teri@guarantee.com

**SALE PENDING**



Fresno Homes For Sale  
7485 N. Palm Avenue #105  
Fresno, CA 93711  
(559) 451-3440 (Office)  
(800) 828-4886 (Toll Free)  
(559) 261-2776 (Fax)  
guarantee.com

#### Features:

- Type: Single Family
- Built in: 1977
- Stories: Single Story
- 4 Bedrooms
- 3 Bathrooms
- 3289 sq. ft.
- Roof Type - Tile
- Fireplace(s): 1
- Pool: Yes
- Garage Space(s): 2

Steps from Sunnyside Country Club, on over an acre of gracious, gorgeous grounds w/ POOL and 841SF GUEST HOUSE (not included in SF). This home has been updated with granite slab countertops and stainless appliances in kitchen, granite bathrooms w/new sinks and faucets; 2 A/C units installed in 2009, newer concrete roof, recently redone circular driveway, new, extended tile patio--all the high dollar updating so buyer can move right in! There is a charming stream running through property back, a finished basement and the mature landscaping that Sunnyside is well known for. Well proportioned rooms, good flow for parties, and a stunning rear yard!

