



Fresno, California is jam packed with venues for the performing arts, museums, annual events, and other attractions, as well as having easy and quick access to allow you, your family and friends to enjoy nature -- camping, fishing, hiking, cycling, picnics -- it's all nearby!

## **lifestyle** REAL ESTATE SERVICES

**Better Marketing. Better Results.™**

The information age is here, but most local Realtors still sell homes the same way they did 20 years ago. When you want the highest purchase price possible in the shortest period of time, you want representation who knows how to make your home shine where nearly every buyer is looking for homes – the internet.

The team at Lifestyle Real Estate Services thinks differently. We find ways to make your home unique in the marketplace, and we pursue an emotional hook with homebuyers to maximize results for you. Speaking of results, in 2016 our listings were on the market for an average of only two weeks and sold for an average of 103% of their asking price!

To learn more, go to [LifestyleRES.com](http://LifestyleRES.com), or to speak with a friendly property marketing representative, call us today at (925) 230-8375.



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6026 West Fir Avenue  
Fresno, California

## **lifestyle** REAL ESTATE SERVICES

With a slogan like “The Best Little City in the U.S.A.,” Fresno has a lot to offer. From fishing and boating on San Joaquin River or Millerton Lake, to the plethora of performing arts and music venues, to the many, many annual events (like the Fall Wine Cornucopia), 6026 West Fir Avenue is the perfect place for you to call home!

[www.lifestyleres.com/6026-west-fir](http://www.lifestyleres.com/6026-west-fir)

## Get Back to Basics and Enjoy Your Life!

Nowadays, it's easy to get worn down by the hustle and bustle of our every day lives -- the long commute to and from work, spending less and less time with family because of our long work days, pinching pennies to save as much money as possible, and every day saying "I'm so tired -- I'll exercise tomorrow." Now is the time to change all that!

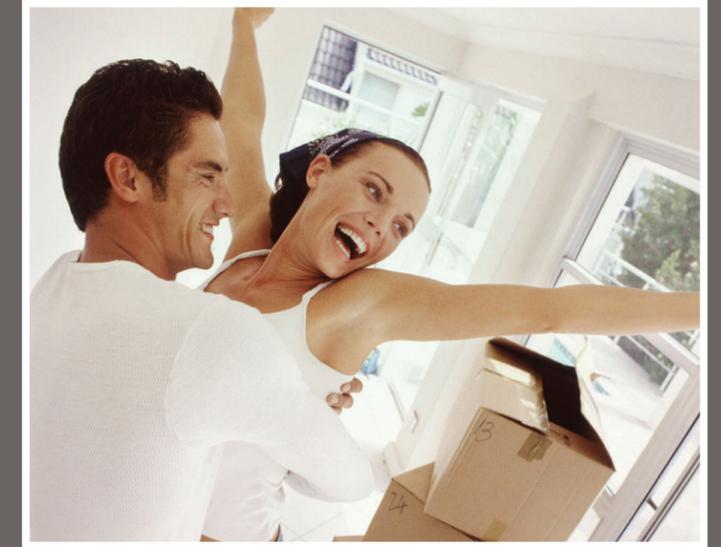
According to a recent survey, Fresno is one of the country's most affordable places to live without all of the sacrifice that you might expect. With a high level of desirability, Fresno is extremely commuter friendly with shorter driving times, a great public transportation system, as well as bike lanes throughout most of the city. There are also natural landmarks nearby like the San Joaquin River and Millerton Lake where people enjoy fishing, boating, and picnics, as well as hiking trails. There's plenty of spots for those interested in the arts, as well -- the Fresno Philharmonic, the Children's Musical Theatreworks, the Fresno Grand Opera, and Tower Theatre -- and museums and attractions like the Discovery Center, Fresno Art Museum, the Legion of Valor Museum, and the Fresno Chaffee Zoo. Also to enjoy in the friendly and welcoming community are the many annual events like the Fall Wine Cornucopia, Fresno Maker Month (which celebrates local artists and artisans), the family-centric "Vintage Days" food, wine and entertainment festival, and Fiestas Patrias in September.

Today your search has ended. If you are looking for a home where you and your family can live, enjoy your life, and benefit from your hard work and savings, then THIS is the place for you. Present your offer today!

"What's the price?!" we hear you ask. We like to represent our listings with great marketing like the brochure you're holding now, but pricing is something that's always subject to change. For the current price, check out the link at the bottom of this page, **or call us today at (925) 230-8375.**

We would love to meet you! Schedule your private showing appointment over the phone or by visiting us online at <http://LifestyleRES.com>.

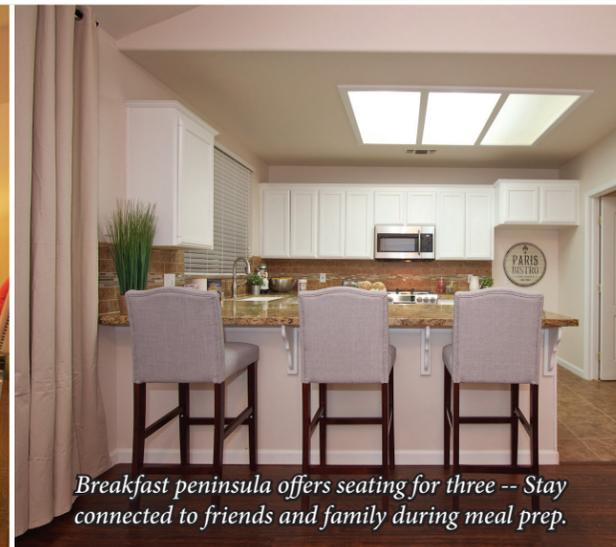
Once you're on our site, make sure to check out our blog! The real estate market changes quickly and frequently, and the blog is our chance to share our experience and insights with you. We help buyers and sellers just like you avoid market pitfalls, and help you gain the upper hand.



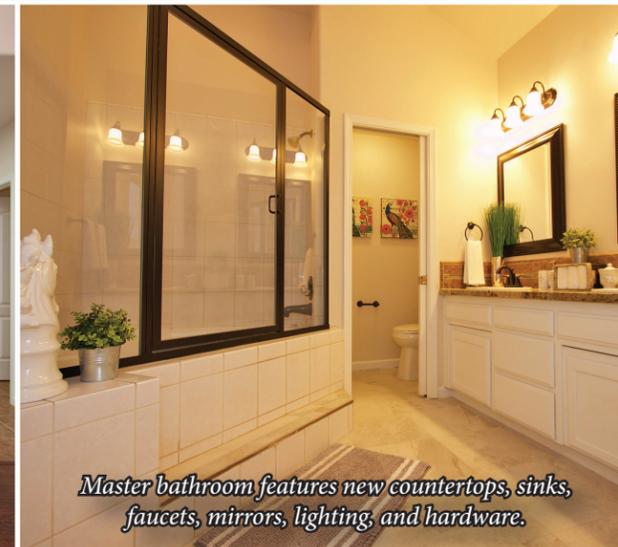
*Living Areas feature tall, vaulted ceilings.*



*Dining area has a large sliding glass door that opens to the rear yard and a covered patio for alfresco dining.*



*Breakfast peninsula offers seating for three -- Stay connected to friends and family during meal prep.*



*Master bathroom features new countertops, sinks, faucets, mirrors, lighting, and hardware.*



*Master bedroom is in the rear of the house for added privacy.*

## Property Features

With close proximity to great shopping, the San Joaquin River, the downtown area, restaurants, and easy freeway access, everything your family wants or needs is nearby.

- 3 bedrooms, 2 bathrooms
- 1,670 sq. ft. residence, 6,000 sq. ft. lot, Built in 1993
- Vaulted ceilings in living, dining, and family rooms, as well as the master bedroom
- Large, picture windows throughout for plenty of light
- Attached garage with insulated garage door
- Bedrooms and hallway features plush, warm-colored carpet with a luxurious, upgraded pad underneath
- Laundry/"Mud" room separates the kitchen from the garage -- an easy place for kids to take off their shoes
- "Feature Wall" with inset and halogen lighting for showing off your favorite artwork or seasonal display
- Breakfast peninsula features seating for three.

## Kitchen

- New stainless steel appliance package includes a Frigidaire® dishwasher and new Samsung® microwave
- Crown jewel of this kitchen is a 5-burner, slide-in Samsung® range with convection oven & touch control panel; includes both conventional & convection heating and high-output burner for fast water boiling
- New satin-nickel faucet and garbage disposal

## Bedrooms & Bathrooms

- Ceiling fans with lights in all three bedrooms
- Master bedroom has two closets (one walk-in and one reach-in) for plenty of storage for the both of you
- Master bath features natural light from a skylight that provides a warm glow over the jetted bathtub.
- Both bathrooms feature new granite countertops, sinks, faucets, mirrors, lighting, toilets, and hardware.

## See More Online!

If you like what you see outside, wait until you see inside! The sellers chose to have this property featured on our website, [www.LifestyleRES.com](http://www.LifestyleRES.com), which is chock full of great information -- practically everything you could want to know about real estate!

At the link below you'll get up-to-the-minute pricing information, be able to view a LOT more photos, property reports and school district info, all from the comfort of your home. You can also click the "**Book a Showing Appointment**" button to let us know you're interested in a private viewing of the property.

[www.lifestyleres.com/6026-west-fir](http://www.lifestyleres.com/6026-west-fir)