

# 2944 E Escarpa Drive

FRESNO, CA 93730



PRICE  
**\$600,650**

PLAN  
Sonata

LOCATION  
Ariette at Copper River

## FEATURES

-  4 Bedrooms
-  2 Ba, 1 Half Ba
-  2,072 Sq. Ft.
-  2 Car Garage

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Homesite 108 is the Sonata plan at Ariette at Copper River, is a beautifully crafted two-story residence that offers an exceptional blend of style, comfort, and flexibility, tailored to meet the evolving needs of your family. Spanning 2,072 square feet of living with four bedrooms, downstairs study, loft, and three and a half bathrooms that is move-in ready! Key features include:

- Homesite is walking distance to one of two neighborhood parks
- Midnight colored cabinets, chrome finishes, and quartz countertops
- Stainless appliances including induction stovetop and dishwasher
- Tile flooring throughout the first floor with plush carpet on the staircase and the second floor
- Close proximity to Clovis North High School

Off the entryway is the versatile study with powder bath, providing the perfect work from home office or cozy library. Past the staircase leads into the open floorplan of the Great Room and kitchen that blends seamlessly. The kitchen features an expansive island ideal for any chef. Upstairs opens into the cozy loft, with the laundry room and bedroom 4 to right and bedrooms 2 and 3 past the loft to the left. Down the hall from the loft is the owner's suite. The owner's suite is a haven of tranquility, boasting a spacious layout, a lavish en-suite bathroom, and a large walk-in closet.

REPRESENTATIVE PHOTOS ADDED.



