

# 4304 W Newton Avenue

VISALIA, CA 93291



PRICE  
**\$412,930**

PLAN  
Brio

LOCATION  
Ariette at Oak Place

## FEATURES

-  3 Bedrooms
-  2 Ba, 1 Half Ba
-  1,553 Sq. Ft.
-  2 Car Garage

Homesite 147 is the Brio plan at Ariette at Oak Place, featuring a highly functional floorplan with an open layout. Upon entry, a hallway to the left features a storage closet and a discreet powder bathroom, thoughtfully placed for everyday convenience. Continuing past the stairwell, the floor plan opens into the Great Room, creating a comfortable space for everyday living. The Great Room connects seamlessly to the kitchen and dining areas, with the dining space offering direct access to the backyard through sliding glass doors. The kitchen is designed with a large center island, pantry closet, and generous counterspace to support both daily routines and casual gatherings. Upstairs, the Owner's Suite is located at the front of the home and includes an en-suite bathroom with a dual-sink vanity, walk-in closet, and linen storage. Just outside the suite, the laundry room is centrally positioned for easy access to the remaining bedrooms. Bedrooms 2 and 3 are located nearby and share a full bathroom and additional linen storage, completing a well-planned second floor.



# 4304 W Newton Avenue

VISALIA, CA 93291

*Ariette*  
COPPER RIVER

TRUMARKHOMES

## BRIO

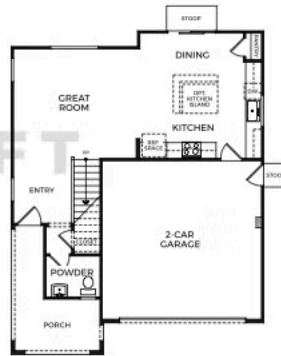
1,553 Sq. Ft.

3 Bedrooms

2.5 Baths

2 Car Garage

DRAFT



FIRST FLOOR



SECOND FLOOR

Trumark Homes reserves the right to make modifications to materials, specifications, plans, pricing, various fees, design, scheduling and delivery of homes without prior notice. It also reserves the right to accept or reject offers of purchase or to accept a limited number of offers on non-occupied residences and to sell any residence to any party at any time. This is not an offer to sell but is intended for information only. Square footage is approximate. Homes shown may not represent actual homesites. Please shown do not display racial preference. CA DRE license #01877720.

