


# 1713 East Benvenuto Drive, Copper River Ranch, Fresno, Fresno County, California, United States,



## Property summary

 **1** Garages

 **4** Bedrooms

 **3** Bathrooms

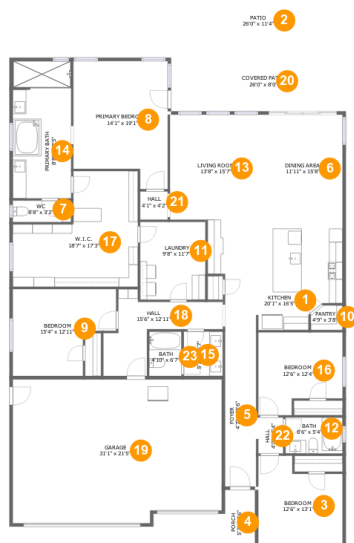
 **0** Half baths

 **1** Floors

 **2,607** Gross living area sqft

 **3,825** Total sqft

# 1713 East Benvenuto Drive, Copper River Ranch, Fresno, Fresno County, California, United States,



## Room dimensions

Floor 1

Total sqft: 3825 Living area: 2607

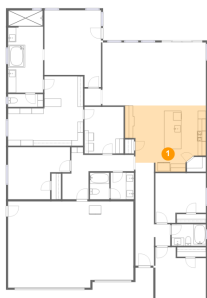
| #  |                 | Dimensions     | sqft       | Counted as living area |
|----|-----------------|----------------|------------|------------------------|
| 1  | Kitchen         | 20'1" x 16'5"  | 279 sq. ft | Yes                    |
| 2  | Patio           | 26'0" x 11'4"  | 295 sq. ft | No                     |
| 3  | Bedroom         | 12'6" x 13'1"  | 144 sq. ft | Yes                    |
| 4  | Porch           | 5'3" x 8'6"    | 40 sq. ft  | No                     |
| 5  | Foyer           | 4'7" x 25'6"   | 118 sq. ft | Yes                    |
| 6  | Dining Area     | 11'11" x 15'8" | 187 sq. ft | Yes                    |
| 7  | WC              | 8'8" x 3'2"    | 28 sq. ft  | Yes                    |
| 8  | Primary Bedroom | 14'1" x 19'1"  | 238 sq. ft | Yes                    |
| 9  | Bedroom         | 15'4" x 12'11" | 165 sq. ft | Yes                    |
| 10 | Pantry          | 4'9" x 3'8"    | 16 sq. ft  | Yes                    |
| 11 | Laundry         | 9'8" x 11'7"   | 112 sq. ft | Yes                    |

**1713 East Benvenuto Drive, Copper River Ranch,  
Fresno, Fresno County, California, United States,**

| #  |               | Dimensions     | sqft       | Counted as living area |
|----|---------------|----------------|------------|------------------------|
| 12 | Bath          | 8'6" x 5'4"    | 45 sq. ft  | Yes                    |
| 13 | Living Room   | 13'8" x 15'7"  | 214 sq. ft | Yes                    |
| 14 | Primary Bath  | 8'8" x 20'5"   | 177 sq. ft | Yes                    |
| 15 | Bath          | 5'10" x 6'7"   | 38 sq. ft  | Yes                    |
| 16 | Bedroom       | 12'6" x 12'4"  | 136 sq. ft | Yes                    |
| 17 | W.I.C.        | 18'7" x 17'3"  | 249 sq. ft | Yes                    |
| 18 | Hall          | 15'6" x 12'11" | 113 sq. ft | Yes                    |
| 19 | Garage        | 31'1" x 21'5"  | 645 sq. ft | No                     |
| 20 | Covered Patio | 26'0" x 8'0"   | 209 sq. ft | No                     |
| 21 | Hall          | 4'1" x 4'2"    | 17 sq. ft  | Yes                    |
| 22 | Hall          | 4'0" x 5'4"    | 21 sq. ft  | Yes                    |
| 23 | Bath          | 4'10" x 6'7"   | 32 sq. ft  | Yes                    |

# 1713 East Benvenuto Drive, Copper River Ranch, Fresno, Fresno County, California, United States,

## 1 Floor 1 - Kitchen



Dimensions: 20'1" x 16'5"  
Area: 279 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 2 Floor 1 - Patio



Dimensions: 26'0" x 11'4"  
Area: 295 sq. ft  
Counted as living area: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

# 1713 East Benvenuto Drive, Copper River Ranch, Fresno, Fresno County, California, United States,

## 3 Floor 1 - Bedroom



Dimensions: 12'6" x 13'1"  
Area: 144 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 4 Floor 1 - Porch



Dimensions: 5'3" x 8'6"  
Area: 40 sq. ft  
Counted as living area: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 5 Floor 1 - Foyer



Dimensions: 4'7" x 25'6"  
Area: 118 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

1713 East Benvenuto Drive, Copper River Ranch,  
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## 6 Floor 1 - Dining Area



Dimensions: 11'11" x 15'8"  
Area: 187 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 7 Floor 1 - WC



Dimensions: 8'8" x 3'2"  
Area: 28 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

## 8 Floor 1 - Primary Bedroom



Dimensions: 14'1" x 19'1"  
Area: 238 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

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## 9 Floor 1 - Bedroom



Dimensions: 15'4" x 12'11"  
Area: 165 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 10 Floor 1 - Pantry



Dimensions: 4'9" x 3'8"  
Area: 16 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 11 Floor 1 - Laundry



Dimensions: 9'8" x 11'7"  
Area: 112 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**1713 East Benvenuto Drive, Copper River Ranch,  
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**12 Floor 1 - Bath**



**Dimensions:** 8'6" x 5'4"  
**Area:** 45 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** Yes  
**Addition:** No  
**Conversion:** No

**13 Floor 1 - Living Room**



**Dimensions:** 13'8" x 15'7"  
**Area:** 214 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

**14 Floor 1 - Primary Bath**



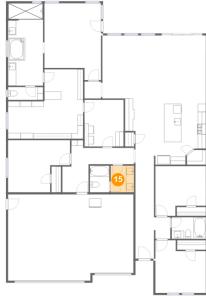
**Dimensions:** 8'8" x 20'5"  
**Area:** 177 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** Yes  
**Addition:** No  
**Conversion:** No



**1713 East Benvenuto Drive, Copper River Ranch,  
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**15 Floor 1 - Bath**



Dimensions: 5'10" x 6'7"  
Area: 38 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

**16 Floor 1 - Bedroom**



Dimensions: 12'6" x 12'4"  
Area: 136 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**17 Floor 1 - W.I.C.**

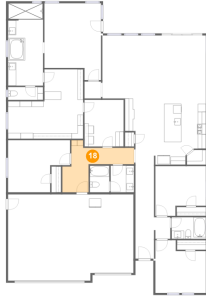


Dimensions: 18'7" x 17'3"  
Area: 249 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

**1713 East Benvenuto Drive, Copper River Ranch,  
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**18 Floor 1 - Hall**



**Dimensions:** 15'6" x 12'11"  
**Area:** 113 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

**19 Floor 1 - Garage**



**Dimensions:** 31'1" x 21'5"  
**Area:** 645 sq. ft  
**Counted as living area:** No

**Heated:** No  
**Finished:** No  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

**20 Floor 1 - Covered Patio**



**Dimensions:** 26'0" x 8'0"  
**Area:** 209 sq. ft  
**Counted as living area:** No

**Heated:** No  
**Finished:** Yes  
**Enclosed:** No  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No

**1713 East Benvenuto Drive, Copper River Ranch,  
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**21 Floor 1 - Hall**

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**Dimensions: 4'1" x 4'2"**  
**Area: 17 sq. ft**  
**Counted as living area: Yes**

**Heated: Yes**  
**Finished: Yes**  
**Enclosed: Yes**  
**Contiguous: Yes**  
**Permitted: Yes**  
**Wet space: No**  
**Addition: No**  
**Conversion: No**

**22 Floor 1 - Hall**

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**Dimensions: 4'0" x 5'4"**  
**Area: 21 sq. ft**  
**Counted as living area: Yes**

**Heated: Yes**  
**Finished: Yes**  
**Enclosed: Yes**  
**Contiguous: Yes**  
**Permitted: Yes**  
**Wet space: No**  
**Addition: No**  
**Conversion: No**

**23 Floor 1 - Bath**

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**Dimensions: 4'10" x 6'7"**  
**Area: 32 sq. ft**  
**Counted as living area: Yes**

**Heated: Yes**  
**Finished: Yes**  
**Enclosed: Yes**  
**Contiguous: Yes**  
**Permitted: Yes**  
**Wet space: Yes**  
**Addition: No**  
**Conversion: No**