



RESIDENTIAL LISTING DETAIL			
MLS #:	10195581	Area:	301 POLK COUNTY
Status:	Active	List Price:	\$232,000
Type:	Rural Residential	Original Price:	\$259,000
City:	Mena	Inside City Limits?	No
Subdivision:	Rural Property Not in Sub	Sale/Rent:	For Sale
Neighborhood:		To Show Call:	479-394-1111
Virtual Tour:			

SOLD INFORMATION			
SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:		SO:

Address: 4815 Hwy 375 W Highway

List Agent:	David Oates - (479) 394-1111	In-House #:		Owner Name:	Pashayan Estate
List Office:	Vision Realty	Owner ID#:		Owner Phone:	
	Ofc (479) 394-1111	Market Time:	123	Sub Agent Comp:	0
Co-Agent:		County:	Polk	Buyers Agent Comp:	3.50
		Zip:	71953	Entered Twice:	No
Bedrooms:	3	Approx Acreage:	3.58	Will Subd:	No
Full Baths:	2	Approx Lot Size:	3.58	New Construction?	No
Half Baths:	0	Approx Yr. Built:	2002	Listing Services:	1. Full Service
Approx SQFT:	2137			Foreclosure(REO):	NO
LP/SqFt:	108.56	Legal:	Pt NW SW 28-02-31		

FEATURES			
Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	INTERIORS	Washer Connection, Dryer Connection-Electric, Water Heater-Gas, Ceiling Fan(s)
BEDROOMS	Master Bedroom/Main Lv, Guest Bedroom/Main Lv, Master Bedroom Apart, Guest Bedroom Apart, All Bedrooms Down, 3 Bedrooms Same Level	LISTING TYPE	Exclusive Right-To-Sell
DINING	Kitchen/Dining Combo, Living/Dining Combo, Break fast Bar	KITCHEN EQUIPMENT	Free-Standing Stove, Gas Range, Dishwasher, Disposal, Ice Maker Connection
DOCS ON FILE	Legal Description	LOT	Level, Rural Property, Cleared, Extra Landscaping, Not in Subdivision, Mountain View
DOCS ONLINE	None	FINANCING	New Loan-VA, New Loan-FHA, New Loan-Conventional
ENERGY FEATURES	Insulated Windows, Insulated Doors, Extra Insulation	OTHER ROOMS	Workshop/Craft
EXTERIOR	Brick	POSSESSION	Negotiable
EXT. FEATURES	Patio, Porch, Partially Fenced	ROAD SURFACE	Paved
FIREPLACE	Woodburning-Site-Built, Gas Starter, Blowers	ROOF	Composition
FLOORS	Carpet, Tile	SHOWING INST.	Key in Office, Show Anytime-Registr w/LO
FOUNDATION	Slab	SOURCE OF SF	Courthouse
PARKING	Garage, Three Car, Auto Door Opener, Rear Entry	STORIES	One Story
HEATING & AIR	Central Cool-Electric, Central Heat-Gas, Central Heat-Woodburning	STYLE	Ranch
		UTILITIES	Septic, Water-Public, Electric-Co-op, Gas-Natural, TV -Satellite Dish, Telephone-Private
		WALLS/CEILINGS	Sheet Rock, Sheet Rock Ceiling
		WARRANTY	Normal Wrkng Ord, As O&A

FINANCIAL		SCHOOLS	
Assn/Condo Fee:	0.00	ELEM:	Mena
Annual SI Tax:		JUNIOR:	
Freq:	None	MIDDLE:	Mena
Annual Taxes:	446.05	SENIOR:	Mena

PUBLIC REMARKS
 Seek out all the extras in this easy living home with flow-thru design in living, dining and kitchen areas. Woodburning fireplace is ducted into the central ducting system of home. Island Bar in Kitchen. Covered patio with entrances to living area and master suite. Garage and Hobby Room/Office is heated. Hot & Cold water in hobby room. Duct work in Patio if you decide to enclose the patio. Plug installed for hot tub. Manicured and beautifully landscaped.

DIRECTIONS
 From Mena Hwy 71 S, Right on 375 W to 4815 Hwy 375 W on right.