

# Residential

# New Listing



**Address:** 1308 Port Arthur  
**City:** Mena  
**County:** Polk  
**Zip:** 71953

PROPERTY DETAIL	
<b>List Price:</b>	\$89,900
<b>MLS #:</b>	<a href="#">10195584</a>
<b>Class:</b>	Residential
<b>Type:</b>	Detached
<b># Beds:</b>	3
<b>Baths:</b>	1 / 1
<b>Appx SQFT:</b>	1453
<b>Stories:</b>	One Story
<b>Appx Year Built:</b>	1979
<b>Appx Lot Size:</b>	75 x 180
<b>Subdivision:</b>	Olmstead Subdivision
<b>Legal:</b>	W 25' Lot 5 & E 1/2 lo...
<b>Area:</b>	300
<b>Annual Taxes:</b>	418.60
<b>Annual SI Tax:</b>	
<b>Source of SF:</b>	Courthouse
<b>UNNO:</b>	No
<b>Appx Acres:</b>	0.30
<b>Will Subdivide:</b>	No
<b>Entered Twice:</b>	No

**Directions:** On Port Arthur between Tyler and 12th Street

ROOM DESCRIPTIONS		SCHOOLS		LISTING INFORMATION	
<b>LR:</b> 16x16	<b>MBR:</b> 12x12	<b>ELEM:</b> Mena		<b>Possession:</b>	Subject to Tenancy
<b>DR:</b> 9 x 12	<b>BR2:</b> 12x11	<b>MIDD:</b> Mena		<b>Warranty:</b>	As-Is, Prsnt Cnd at Clsng
<b>BK:</b>	<b>BR3:</b> 12x10	<b>JR HIGH:</b>		<b>Assn/Condo Fee:</b>	
<b>KIT:</b> 10x9	<b>BR4:</b>	<b>SR HIGH:</b> Mena		<b>Frequency:</b>	None
<b>DEN:</b> 12x13	<b>BR5:</b>				

PROPERTY FEATURES			
<b>BEDROOMS</b>	<b>Master Bedroom/Main Lv, 3 Bedrooms Same Level</b>	<b>INTERIORS</b>	<b>Washer Connection, Dryer Connection-Electric, Water Heater-Electric, Breakfast Bar</b>
<b>DINING</b>	<b>Kitchen/Dining Combo, Breakfast Bar</b>	<b>KITCHEN</b>	<b>Free-Standing Stove, Electric Range, Dishwasher,</b>
<b>DOCS ON FILE</b>	<b>None</b>	<b>EQUIPMENT</b>	<b>Disposal</b>
<b>ENERGY FEATURES</b>	<b>Insulated Windows, Insulated Doors, Attic Vent-Turbo, Extra Insulation</b>	<b>LOT</b>	<b>Level, In Subdivision</b>
<b>EXTERIOR</b>	<b>Brick</b>	<b>OTHER ROOMS</b>	<b>Den/Family Room, Sun Room, Laundry</b>
<b>EXT. FEATURES</b>	<b>Patio, Porch, Fully Fenced</b>	<b>ROAD SURFACE</b>	<b>Paved</b>
<b>FIREPLACE</b>	<b>None</b>	<b>ROOF</b>	<b>Composition</b>
<b>FLOORS</b>	<b>Carpet, Vinyl</b>	<b>UTILITIES</b>	<b>Sewer-Public, Water-Public, Elec-Municipal (+Entergy), TV-Cable, TV-Satellite Dish, Telephone -Private</b>
<b>FOUNDATION</b>	<b>Slab</b>	<b>WALLS/CEILING</b>	<b>Sheet Rock, Paneling</b>
<b>PARKING</b>	<b>Carport, One Car</b>		
<b>HEATING &amp; AIR</b>	<b>Central Cool-Electric, Central Heat-Electric</b>		

**PUBLIC REMARKS**  
 Just a small walk to the park. Near downtown shopping, library, courthouse, and grocery store. Enjoy the patio area in the middle of the shaded back yard. Double gates at alley and side of home. Shop and storage building for storing lawn equipment. Extra insulation, storm windows, new roof in 2000.

**SP:**  
**LAG:** David Oates

**MT:** 2  
**LO:** Vision Realty

**CLSD:**

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