



2132 Sunshine Drive, Heber Springs, AR 72543

3 BD, 1 BA investment or rental home in quiet cul-de-sac neighborhood. Near Greers Ferry Lake

LAST UPDATED 07.25.17



FOR SALE \$65,000

David Garland - 870.206.2538
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WWW.GARLANDCOMPANY.COM
110 West Main Street, Mountain View, AR 72560
(across from the Courthouse)
870.269.9601



| RESIDENTIAL LISTING DETAIL | | | |
|----------------------------|-------------------|----------------------------|------------------------------------|
| MLS #: | 17022330 | Area: | 703 HEBER SPRINGS |
| Status: | New Listing | List Price: | \$65,000 |
| Type: | Rural Residential | Original Price: | \$65,000 |
| City: | Heber Springs AR | Inside City Limits? | No |
| Subdivision: | Sleepy Hollow I | Sale/Rent: | For Sale |
| Neighborhood: | | To Show Call: | (870) 206-2538 |
| Virtual Tour: | | | Schedule a Showing |
| SOLD INFORMATION | | | |
| SP: | ConDte: | SP/SqFt: | SAG: |
| FIN: | CLSD: | SO: | |

Address: 2132 Sunshine Drive

| | | |
|---|-----------------------------------|--|
| List Agent: David Garland | In-House #: | Owner Name: |
| List Office: Garland Company Real Estate Office: 870-269-9601 | Owner ID#: | Owner Phone: |
| Co-Agent: | County: Cleburne | Sub Agent Comp: 0 |
| Bedrooms: 3 | Market Time: 45 | Buyers Agent Comp: 3 |
| Full Baths: 1 | Zip: 72543 | Entered Twice: No |
| Half Baths: 0 | Approx Acreage: 1.00 | Will Subd: No |
| Approx SQFT: 1025 | Approx Lot Size: 1.0 acres | New Construction? No |
| LP/SqFt: 63.41 | Approx Yr. Built: 1973 | Listing Services: 1. Full Service |
| Legal: 22-10-10 | Foreclosure(REO): NO | Short Sale?: NO |

FEATURES

| | | | |
|------------------------|--|-----------------|---|
| Owner/Agent Disclosure | Listing Agent is neither owner nor of any relation to owner | INTERIORS | Washer Connection, Dryer Connection-Electric, Water Heater-Electric, Ceiling Fan(s) |
| AREA AMENITIES | Airport | LISTING TYPE | Exclusive Right-To-Sell |
| BEDROOMS | All Bedrooms Down, 3 Bedrooms Same Level | KITCHEN EQUIP | Free-Standing Stove, Disposal, Refrigerator-Stays Level, Cul-de-sac, In Subdivision, River/Lake Area |
| DINING | Eat-In Kitchen | LOT | New Loan-Conventional, Cash |
| DOCS ON FILE | Legal Description | FINANCING | Great Room, Laundry |
| DOCS ONLINE | None | OTHER ROOMS | At Closing |
| EXT. FEATURES | Patio, Deck, Porch, Partially Fenced | POSSESSION | Covenants |
| EXTERIOR | Brick | RESTRICTIONS | Paved |
| FIREPLACE | None | ROAD SURFACE | Composition |
| FLOORS | Carpet, Tile | ROOF | Occupied, Tenant Occupied, 24 Hour Notice, Call Listing Agent |
| FOUNDATION | Slab | SHOWING INST. | Courthouse |
| FOUNDATION | Carport, One Car, Side Entry | SOURCE OF SF | One Story |
| PARKING | Central Cool-Electric, Central Heat-Electric | STORIES | Ranch |
| HEAT & AIR | | STYLE | Sewer-Public, Water-Public, Elec-Municipal (+Entergy), Gas-Natural, TV-Satellite Dish |
| | | UTILITIES | Sheet Rock, Sheet Rock Ceiling |
| | | WALLS/ CEILINGS | As-Is, Prsnt Cnd at Clsng |
| | | WARRANTY | |

FINANCIAL

| | |
|-----------------------------|-----------------------------|
| Assn/Condo Fee: 0.00 | Freq: None |
| Annual SI Tax: | Annual Taxes: 200.00 |

SCHOOLS

| | |
|------------------------------|------------------------------|
| ELEM: Heber Springs | JUNIOR: Heber Springs |
| MIDDLE: Heber Springs | SENIOR: Heber Springs |

PUBLIC REMARKS

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DIRECTIONS

From Harps on W Main Street go approximately 1 mile through S turn. Turn left onto Spruce Street. Continue approximately 2 blocks and turn right onto Sunshine Drive cul-de-sac.