



46 S Mount Olive Retreat Road Melbourne, AR 72556

FOR SALE \$345,000

Frank Banker - 870.214.0066

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WWW.GARLANDCOMPANY.COM

110 West Main Street, Mountain View, AR 72560
(across from the Courthouse)

870.269.9601

Magnificent river front log home on two lots on the famous White River. Grand floor-to-ceiling stone fireplace open to living, dining & kitchen. Master bedroom with walk-in closets, large bath with jetted tub and shower. Thermopane windows and doors. Locally handcrafted log and wrought iron staircase leads to overlooking walkway, 2 bedrooms & bath. Welcoming front porch and back porch that overlooks the river. Finished garage with upstairs room. Home built in 2007, home has never flooded. Gorgeous peaceful river views with fishing from the bank and steps leading to the river. Beautifully landscaped. Single RR track across road.

LAST UPDATED 07.27.17



RESIDENTIAL LISTING DETAIL			
MLS #:	17022519	Area:	807 IZARD COUNTY (SOUTHWEST)
Status:	New Listing	List Price:	\$345,000
Type:	Rural Residential	Original Price:	\$345,000
City:	Melbourne AR	Inside City Limits?	No
Subdivision:	MT OLIVE RETREAT	Sale/Rent:	For Sale
Neighborhood:		To Show Call:	(870) 214-0066
Virtual Tour:			
SOLD INFORMATION			
SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:	SO:	

Address: 46 S Mount Olive Retreat

List Agent:	Franklyn S Banker	In-House #:		Owner Name:	
List Office:	Garland Company Real Estate	Owner ID#:		Owner Phone:	
	Office: 870-269-9601	County:	Izard	Sub Agent Comp:	0
Co-Agent:		Market Time:	0	Buyers Agent Comp:	3
		Zip:	72556	Entered Twice:	No
Bedrooms:	3	Approx Acreage:	1.20	Will Subd:	No
Full Baths:	2	Approx Lot Size:	1.2 Acres	New Construction?	No
	Half Baths: 1	Approx Yr. Built:	2007	Listing Services:	1. Full Service
Approx SQFT:	2300			Foreclosure(REO):	NO
	LP/SqFt: 150.00			Short Sale?:	NO
Legal:	LOT 5 & LOT 6				

FEATURES	
Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner
BASEMENT	None
BEDROOMS	Master Bedroom/Main Lv, Master Bedroom Apart, Guest Bedroom Apart, 2 Bedrooms Same Level
DINING	Living/Dining Combo, Breakfast Bar
DOCS ON FILE	Recorded Plat, Property Disclosure
DOCS ONLINE	None
ENERGY FEATURES	Insulated Windows, Insulated Doors
EXT. FEATURES	Porch, Partially Fenced, Wood Fence
EXTERIOR	Log, Cedar
FIREPLACE	Woodburning-Site-Built, Glass Doors
FLOORS	Wood, Tile
FOUNDATION	Slab
PARKING	Garage, One Car, Detached, Auto Door Opener
GREEN FEATURES	Low-E Windows
HEAT & AIR	Central Cool-Electric, Central Heat-Electric
	INTERIORS
	Washer Connection, Washer-Stays, Dryer Connection -Electric, Dryer-Stays, Water Heater-Electric, Smoke Detector(s), Walk-In Closet(s), Balcony/Loft, Ceiling Fan(s), Breakfast Bar
	LISTING TYPE
	KITCHEN EQUIP
	LOT
	FINANCING
	OTHER ROOMS
	POSESSION
	ROAD SURFACE
	ROOF
	SHOWING INST.
	SOURCE OF SF
	STORIES
	STYLE
	UTILITIES
	WALLS/
	CEILINGS
	WARRANTY
	WATERFRONT
	Free-Standing Stove, Microwave, Electric Range, Dishwasher, Refrigerator-Stays
	Sloped, Level, Rural Property, River Front, River View, Cleared, Extra Landscaping, In Subdivision, River/Lake Area, Mountain View, Down Slope
	New Loan-Conventional, Cash
	Great Room, Den/Family Room, Laundry, Other (see remarks)
	At Closing
	Gravel
	Metal
	Lock Box, Occupied, Call Listing Agent
	Other (see remarks)
	1.5 Story
	Log
	Septic, Well, TV-Satellite Dish, All Underground
	Vault Ceiling, Wood Ceiling
	As-Is, Prsnt Cnd at Clsng
	River

FINANCIAL		SCHOOLS	
Assn/Condo Fee:	0.00	ELEM:	Calico Rock
Annual SI Tax:		MIDDLE:	Calico Rock
Freq:	None	JUNIOR:	Calico Rock
Annual Taxes:	2,197.50	SENIOR:	Calico Rock

PUBLIC REMARKS

Magnificent White River-front log home on 2 lots w/ grand floor-to-ceiling stone fireplace open to living, dining & kitchen. Master BD w/ walk-in closets, large BA w/ jetted tub. Thermopanes throughout. Handcrafted log & wrought iron staircase leads to overlooking walkway & 2 BDs & BA. Front & back porches. Finished garage w/ upstairs room. Built in 2007, home has never flooded. Gorgeous peaceful river views w/ fishing from bank & steps leading to river. Beautifully landscaped. Single RR track across road.

DIRECTIONS

At Allison, turn right onto 9 N. Go 8.7 miles, left onto Mount Olive Access White River. Left at Presbyterian Church, go 0.1 mi; where paved road turns, go straight onto dirt road. R onto Mount Olive Retreat Rd, cross RR tracks, turn left. See sign.