



426 RUDELLES ROAD (Cash's Point) Mountain View, AR 72556 1BR 1BA Home Apx SqFt 784 built in 2005 on Apx 8.27 acres

Sitting on top of the mountain on 8.27 acres, this sophisticated 1 bedroom, 1 bath 784 sq ft home could be out of an architectural magazine. Special details abound: crown molding, rounded corners, hardwood floors made from local Arkansas oak, large kitchen with an abundance of cabinets and ADS Electronic Protection. Comes fully furnished with high quality furniture including antiques, Hisense flat screen TV, Aiwa stereo system, Samsung Blu-Ray Player, Celestron Nextstar SE Telescope with extra lenses, Noritake China, pots & pans, bedding, towels, washer & dryer, tools and even a riding lawn mower and fishing equipment. The home was constructed so it could easily be expanded. Property extends across the road so the possibilities are endless. There is an additional building site with water, electric and phone already in place. New HVAC system in 2017. Motivated Seller!

FOR SALE \$175,000

Frank Banker - 870.214.0066

fsbanker0066@gmail.com

WWW.GARLANDCOMPANY.COM

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

870.269.9601



**Garland
Company**
REAL ESTATE

LAST UPDATED 09.11.17



RESIDENTIAL LISTING DETAIL			
MLS #:	15030543	Area:	711 MOUNTAIN VIEW & STONE
Status:	Active	List Price:	\$175,000
Type:	Rural Residential	Original Price:	\$195,000
City:	Mountain View AR	Inside City Limits?	No
Subdivision:	Metes & Bounds	Sale/Rent:	For Sale
Neighborhood:		To Show Call:	
Virtual Tour:		Add. Unbranded Video:	Schedule a Showing
SOLD INFORMATION			
SP:	ConDte:	SP/SqFt:	SAG:
FIN:	CLSD:	SO:	

Address: 426 Ruddells Road

List Agent: Franklyn S Banker	In-House #:	Owner Name:
List Office: Garland Company Real Estate Office: 870-269-9601	Owner ID#:	Owner Phone:
Co-Agent:	County: Izard	Sub Agent Comp: 0
Bedrooms: 1	Market Time: 691	Buyers Agent Comp: 3
Full Baths: 1 Half Baths: 0	Zip: 72556	Entered Twice: No
Approx SQFT: 784 LP/SqFt: 223.21	Approx Acreage: 8.27	Will Subd: No
Legal: PT S/2 SE/4 NW/4 AKA LOT 36&37	Approx Lot Size: 8.27 Acres	New Construction? No
	Approx Yr. Built: 2005	Listing Services: 1. Full Service
	Foreclosure(REO): NO	Short Sale?: NO

FEATURES

Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	LISTING TYPE	Exclusive Right-To-Sell
AREA AMENITIES	Swimming Pool(s), Tennis Court(s), Playground, Golf Course, Airport	KITCHEN EQUIP	Free-Standing Stove, Microwave, Electric Range, Dishwasher, Refrigerator-Stays
BEDROOMS	Master Bedroom/Main Lv	LOT	Sloped, Level, Rural Property, Resort Property, Wooded, Cleared, Not in Subdivision, River/Lake Area, Mountain View, Down Slope
DINING	Living/Dining Combo	FINANCING	New Loan-Conventional, Cash
DOCS ON FILE	Boundary Survey	OTHER ROOMS	None
DOCS ONLINE	None	POSSESSION	At Closing
EXT. FEATURES	Porch, Outside Storage Area	ROAD SURFACE	Paved, Dirt
EXTERIOR	Metal/Vinyl Siding	ROOF	Composition
FIREPLACE	Woodburning-Prefab., Glass Doors	SHOWING INST.	Listing Agent Must Accomp
FLOORS	Wood	SOURCE OF SF	Tax Records
FOUNDATION	Crawl Space	STORIES	One Story
PARKING	Four Car or More	STYLE	Bungalow/Cottage
HEAT & AIR	Central Cool-Electric, Central Heat-Electric	UTILITIES	Septic, Water-Public, Elec-Municipal (+Entergy)
		WALLS/ CEILINGS	Sheet Rock, Vault Ceiling
		WARRANTY	As-Is, Prsnt Cnd at Clsng

FINANCIAL

Assn/Condo Fee: 0.00	Freq: None
Annual SI Tax:	Annual Taxes: 779.72

SCHOOLS

ELEM: MOUNTAIN VIEW	JUNIOR: MOUNTAIN VIEW
MIDDLE: MOUNTAIN VIEW	SENIOR: MOUNTAIN VIEW

PUBLIC REMARKS

Sitting on top of the mountain on 8 acres, this elegant home could be out of an architectural magazine. Special details abound: crown molding, rounded corners, hardwood floors & ADS Electronic Protection. Comes fully furnished with high quality furniture including antiques, TV, stereo system, telescope, Noritake China, pots & pans, bedding, towels, W/D, tools & even a riding lawn mower & fishing equipment. The home was constructed so it could easily be expanded. New HVAC in 2017. Motivated Seller!

DIRECTIONS

From Court Square, go east on Main St. Go North on Hwys 5/9/14. Turn right onto AR 9 N. Cross White River bridge and turn right onto second road, Cool Water Retreat. Immediately bear to the left onto Ruddells Road. Go 0.4 miles to Cash's Point on right.