

## Hot Springs Board of REALTORS

## Agent Detail

KATHI MELTON  
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 HOT SPRINGS REALTY  
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## Listings

MLS	Price
<a href="#">55764</a>	\$186,000

## LISTING DETAIL



MLS #	<b>55764</b>
Status	<b>SOLD</b>
Type	<b>Single Family Suburban</b>
Address	<b>102 CLIFFWOOD LP</b>
Unit #	
City	<b>HOT SPRINGS</b>
State	<b>AR</b>
Zip	<b>71913</b>
Area	<b>Lake Hamilton</b>
Class	<b>RESIDENTIAL</b>
Asking Price	<b>\$199,900</b>

## GENERAL

# Bedrooms	<b>3</b>	School District	<b>Lake Hamilton</b>
# Full Baths	<b>2</b>	Termite Company	
# Half Baths	<b>1</b>	Directions	<b>70W, LT MARION</b>
County	<b>Garland</b>		<b>ANDERSON, RT</b>
Approx SqFt	<b>2701</b>		<b>WALKWAY, LT</b>
Subdivision	<b>Cliffwood</b>		<b>MARION</b>
Approx Lot Size	<b>SEE ADDENDUM</b>		<b>ANDERSON TO</b>
Deed: Book/Page	<b>1651/677</b>		<b>CORNER OF</b>
Deed: Tax Record	<b>88430</b>		<b>CLIFFWOOD LOOP</b>
Legal	<b>LOT 1, CLIFFWOOD,</b>	Dining Room Level	<b>M</b>
	<b>PHASE I,</b>	Dining Room Approx Size	<b>13X15</b>
	<b>GARLAND CO., AR</b>	Master Bedroom Level	<b>M</b>
Approx Acreage		Master Bedroom Approx Siz	<b>18X14</b>
		Bedroom 2 Level	<b>M</b>

## FEATURES

DOCUMENTS ON FILE	<b>Lead Based Paint, Property Disclosure</b>	GARAGE	<b>Garage, Two Car</b>
DINING AREA	<b>Breakfast Bar</b>	HEATING/AIR	<b>Central Cool - Electric, Central Heat - Gas</b>
EXTERIOR FEATURES	<b>Deck, Lawn Sprinkler, Shop, Workshop, Other (See Remarks)</b>	CONDITIO	
EXTERIOR ASSOCIATION	<b>Brick</b>	INTERIOR	<b>Breakfast Bar, Hot Water Heater-Gas, Whirlpool/Hot Tub/Spa, Smoke</b>
/CONDO FEE	<b>Other (See Remarks)</b>	FEATURE	<b>Detector, Window Treatments, Walk-In Closet, Built-Ins, Fan-Ceiling, Other (See Remarks), Master Bedroom w</b>
FLOORS	<b>Carpet, Vinyl, Tile, Parquet</b>	S	<b>/Bath</b>
FOUNDATION	<b>Slab, Slab/Crawl Combination</b>	KITCHEN	<b>Microwave, Electric Range,</b>
/BASEMENT	<b>, None</b>	EQUIPME	
		NT	

## REMARKS

Public Remarks **IMMACULATE HOME WAS CUSTOM BUILT FOR OWNER AND INCLUDES MANY FEATURES NOT FOUND IN OTHER HOMES. LARGEST LOT IN CLIFFWOOD ALMOST 2 LOTS. HAS SKYLIGHTS, SUNROOM, LIBRARY, PANTRY, OVERSIZED (675 SF) GARAGE.**



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