

195000 3br (26402 USD)



Location **Arkansas**
<https://www.genclassifieds.com/x-678496-z>

230 Whispering Winds Ln,
 Berryville, AR 72616
 3 beds 2 baths 2,640 sqft
 Property Owner



FOR SALE BY OWNER
 \$195,000 (Valued at \$255,000)
 *** INSTANT EQUITY ***

Motivated seller.

Ready for showing by appointment only.

An Awesome View Overlooking Berryville! 34 + Acres! This unique house has been completely remodeled in 2012 with granite, beautiful laminate wood floor thru-out, kitchen w/top of the line stainless steel appliances. New whole-house, well pressure tank and tankless hot water heater in Summer, 2015. All three bedrooms are huge and have walk-in closets.



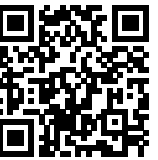
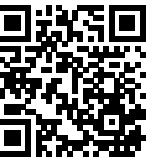




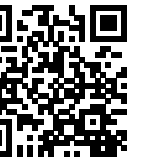
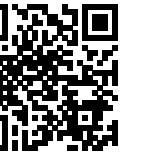
Tons of storage.

The driveway has been recently graded. Make no mistake, this IS a 4-wheel drive property. The drive is steep in certain spots and in the winter, you will need a 4-wheel, or all wheel, drive. That's the price you pay for seclusion and a million dollar view!

We love the view, the privacy and the close proximity to town.

25 minutes to town
 25 minutes to Wal-Mart
 25 minutes to Johnson
 25 minutes to Fayetteville
 25 minutes to Eureka Springs

Lot: 34.54 acres
 Single Family
 Built in 1990

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Cooling: Central electric
Heating: Central electric Heat pump

FEATURES

Attic - huge attic with extra high headroom
Ceiling Fan
Deck
Disability Access - 36" doors and hallways
Double Pane/Storm Windows
Fenced Yard
Propane Fireplace
Flooring: Laminate, Tile
Jetted Tub
Lawn
Parking: Carport, 4 spaces
Pond
Porch
View: Mountain

STAINLESS STEEL APPLIANCES INCLUDED

Dishwasher
Microwave Convection/Microwave oven
Range / Oven propane, 5 burner, convection, self-cleaning range
Refrigerator French door with ice and water in the door

CONSTRUCTION

Exterior material: Metal
Foundation type: Piers
Roof type: Metal
Room count: 9
Stories: 1
Structure type: Ranch
Floor size: 2,640 sqft
Heating: Electric, Propane
Last remodel year: 2012
Steel frame with 2x6 wood studs on 24" center
Berryville, Green Forest, Eureka Springs, Harrison, Fayetteville, Springdale, Rogers, Branson, Dallas,
Tulsa, Oklahoma City, Ft.
