

207 Trivista Left

Hot Springs, Arkansas 71901

~ FOR SALE BY OWNER ~ 936-332-4777 ~ NHUNNICUTT@GMAIL.COM ~

OAKLAWN RACING & CASINO ENTHUSIASTS, HOME BUYERS & INVESTORS!



Immaculate 3,652+/- SF, 5 Bedroom/ 3 Bath Home ~ Walking Distance to Oaklawn Racing & Casino Resort ~ Professionally Landscaped 100x154 Ft. Lot in the Desirable Trivista Subdivision ~ New Roof & Gutters Installed in 2018 ~ New Central Heat and Air Systems Installed in 2020 ~ New Countertops, Fixtures, and Light Fixtures Installed in 2020, Move-in Ready!



LOCATION & DESCRIPTION

(Neighborhood adjacent to Oaklawn Racing)



This Well-Maintained, Move-in Ready 3,652+/- SF, 5 Bedroom/ 3 Bath Home is within Easy Walking Distance of Oaklawn Racing & Gaming Casino Resort ~ This Attractive, Brick & Wood Siding Exterior Home w/New Architectural Shingle Roof & Gutters, sits on a Professionally Landscaped 100x154 Ft. Lot in the Desirable Trivista Subdivision ~ **Main Level** Consists of Beautiful Hardwood Flooring Throughout ~ Inviting Living Room w/Gas Fireplace, Heavy Crown Moulding & Built-ins ~ Dining Room w/Built-in Wet Bar ~ Spacious Eat-in Kitchen w/New Countertops ~ 2nd Living Area/Den ~ Master Suite w/Private Bath and New Countertops ~ 2nd Bedroom ~ 2nd Full Bath ~ Laundry Closet ~ Covered Front Patio ~ **Upper Level** Consists of (3) Large Bedrooms & a Full Bathroom ~ **Lower Level/ Basement** is an Oversized 2-Car Garage w/a Shop/Storage Area & Cedar Lined Closet ~ This Home Would Make an Excellent Primary Residence or VRBO Type Property ~ Hot Springs School District ~ City Water, Electricity, Natural Gas & Septic System to the Property.

REAL ESTATE TAXES FOR YEAR 2018: \$1,418.00

SCHOOL DISTRICT: Hot Springs

PRICE: \$379,000.00

LEGAL DESCRIPTION

BOOK 2135 PAGE 0880

A part of Lots 3 and 4 of Block 3 of Trivista Addition, a subdivision of a part of the SE 1/4 NE 1/4 of Section 8, Township 3 South, Range 19 West, more particularly described as follows: Begin at the South common corner of Lots 4 and 5 in Block 3 of said subdivision and run thence in a Westerly direction along the North side of Harlan Boulevard for a distance of 30 feet to the Point of Beginning; thence in a Northerly direction parallel to the East line of said Lot 4 a distance of 155.2 feet, more or less, to the North line of Lot 4; thence in a Westerly direction on the North line of Lots 3 and 4 a distance of 70 feet; thence in a Southerly direction parallel with the East line of said Lot 3 a distance of 154.1 feet, more or less, to the South line of said Lot 4 and Harlan Boulevard; thence Easterly along the South line of Lots 3 and 4 on Harlan Boulevard a distance of 70 feet to the Place of Beginning.



In the Fall

5 Bedrooms

3 Bathrooms

2 Car Garage



Front Porch



Shop Area

New AC/Heat



New Roof

New Paint

New Fixtures



New Counters

Perfect Location

1 (936) 332-4777

