



**13 LOYOLA DRIVE | HOT SPRINGS VILLAGE, AR 71909**



## NOW OFFERING!

Seller to pay the following with an acceptable offer:

- **\$7,500 INITIATION FEE**
- **\$3,000 TRANSFER FEE TO DIAMANTE**
- **\$20,000 TOWARD THE ANNUAL DUES - APPROXIMATELY HALF OF THE 4-YEAR MEMBERSHIP REQUIREMENT.**



4 Bedrooms



3 Bathrooms



\$799,000



3,593 Sq. Ft.

**LORI MCGHEE**

**501.912.4575**

LMCGHEE@MCGRAWREALTORS.COM

**McGraw**  
REALTORS®

1060 Desoto Blvd. | Hot Springs Village



## **13 LOYOLA DRIVE – HOT SPRINGS VILLAGE**

### **ADDITIONAL INFORMATION**

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The bonus room upstairs has a full bath which would easily make another master suite or a great room/man cave. Here is a detailed list about features of the home that are above and beyond what typical builders have in homes: Built by Jack Bates with Vantage\*500 lb buried propane tank\*Hard wired internet to all tv's, the office, and the bonus room upstairs\*HotSpring Limelight saltwater hot tub\*14.6-foot saltwater pool\*extensive landscaping completed by Four Seasons\*Rain Bird Sprinkler System\*20-foot extra deep covered and tiled patio with speakers\*Arlo exterior surveillance system\*10-foot ceilings throughout\*Polyaspartic garage floor coating\*Internet-connected thermostats on both units\*HVAC unit downstairs was upsized to 16 SEER\*Oversized hot water heater\*pullouts in kitchen cabinets\*washer/dryer and wine fridge convey\*office walls insulated for soundproofing\*2 golf carts are for sale and can be negotiated\*some furniture negotiable

***DON'T WANT A POOL??? No Worries! Seller will negotiate paying for removal with an acceptable contract!***





**Address: 13 Loyola Drive**

**List Agent:** Lori Adcock McGhee - Agent: 501-912-4575

**List Office:** McGraw Realtors HSV  
Ofc: 501-922-0707

**Co-Agent:**

**Bedrooms:** 4

**Full Baths:** 3 **Half Baths:** 0

**Approx SQFT:** 3593 **LP/SqFt:** 222.38

**Legal:** Lot 15 Block 004 Diamante

**In-House #:**

**Owner ID#:**

**County:** Saline

**Market Time:** 145

**Zip:** 71909-9999

**Approx Acreage:** 0.44

**Approx Lot Dim.:** 122x171

**Approx Yr. Built:** 2021

**ADU Beds:**

**ADU Baths:**

**Entered Twice:** No

**Will Subd:** No

**New Construction?** No

**Listing Services:** 1. Full Service

**Foreclosure(REO):** NO

**Short Sale?:** NO

### FEATURES

**Owner/Agent Disclosure** Listing Agent/Broker is neither owner nor of any relation to owner

**Area Amenities** Swimming Pool(s), Tennis Court(s), Clubhouse, Security, Mandatory Fee, Golf Course, Fitness/Bike Trail, Gated Entrance

**Bedrooms** Primary Bedroom/Main Lv, Guest Bedroom/Main Lv, Primary Bedroom Apart, Guest Bedroom Apart, 3 Bedrooms Same Level

**Dining** Eat-In Kitchen, Kitchen/Den

**DOCS ON FILE** None

**DOCS ONLINE** None

**Energy Features** Insulated Windows, Insulated Doors

**EXT. FEATURES** Patio, Partially Fenced, Inground Pool, Hot Tub/Spa,

**Lawn Sprinkler, Iron Fence, Video Surveillance, Covered Patio**

**EXTERIOR** Brick, Composition

**FIREPLACE** Gas Logs Present

**FLOORS** Carpet, Wood, Tile, Luxury Vinyl

**FOUNDATION** Slab

**PARKING** Three Car, Side Entry

**HEAT & AIR** Central Cool-Electric, Central Heat-Electric

**REALTOR SAFETY** No Known Issues

**INTERIORS** Dry Bar, Washer Connection, Washer-Stays, Dryer Connection-Electric, Dryer-Stays, Water Heater-Gas, Smoke Detector(s), Window Treatments, Floored Attic, Walk-In Closet(s), Built-Ins, Ceiling Fan(s), Walk-in Shower, Breakfast Bar, Wired for Highspeed Inter, Video Surveillance, Kit Counter-Quartz

**LISTING TYPE** Exclusive Right-To-Sell

**KITCHEN EQUIP** Double Oven, Microwave, Gas Range, Dishwasher, Disposal, Pantry, Refrigerator-Stays, Bar/Fridge, Ice Machine

**LOT** Level, Golf Course Frontage, Extra Landscaping, In Subdivision

**POTENTIAL FINANCING** New Loan-FHA, New Loan-Conventional

**OTHER ROOMS** Great Room, Office/Study, Bonus Room, Laundry

**POSSESSION** At Closing

**RESTRICTIONS** Bill of Assurance

**ROAD SURFACE** Paved

**ROOF** Architectural Shingle

**SHOWING INST.** By Appointment Only, Lock Box, Occupied, Call Listing Agent, Text Listing Agent

**SOURCE OF SF** Tax Records

**STORIES** Two Story

**STYLE** Traditional

**UTILITIES** Sewer-Public, Electric-Co-op, Gas-Propane/Butane, POA Water

71909-9999

**PARCEL #** 506-00098-000

### FINANCIAL

**Annual SI Tax:** **Freq:** Monthly

**Assn/Condo Fee:** 114.00 750.00 **Annual Taxes:** 3,929.40

### SCHOOLS

**ELEM:** Fountain Lake **JUNIOR:** Fountain Lake

**MIDDLE:** Fountain Lake **SENIOR:** Fountain Lake

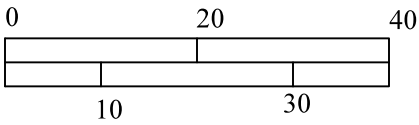
### PUBLIC REMARKS

This spacious custom built home has so many extras! The main level boasts 3 oversized bedrooms - the master bedroom has automatic roller shades and a huge master bath with a walk-in shower and walk-in closet. On the other side of the home, the two spacious guest rooms share a Jack-and-Jill bath. There is a separate office on the main level, a fabulous kitchen with pullouts and soft close cabinetry, a double oven and gas cooktop. Upon exiting the french doors facing hole #12, you will have officially entered paradise! The outdoor kitchen and custom tile patio are fully covered and overlook the saltwater pool and saltwater hot tub, both fully enclosed with a wrought iron fence. The lavish landscaping has a combination of rock, stone pavers, lush shrubs and trees, Zoysia grass, and a Rainbird sprinkler system. There is storage galore, especially in the oversized laundry room and 3-car garage. The laundry also has a wine fridge, ice maker and sink. Schedule a showing today via text or call - 501.912.4575. SELLER TO PAY THE \$7,500 INITIATION FEE & \$3,000 TRANSFER FEE TO DIAMANTE, PLUS \$20,000 TOWARD THE ANNUAL DUES - APPROXIMATELY HALF OF THE 4-YEAR MEMBERSHIP REQUIREMENT.

### DIRECTIONS

From the East Gate, take Desoto to Diamante Boulevard. Turn right onto Diamante Boulevard, then take the first right onto Loyola Drive. 13 Loyola Drive will be on the left.

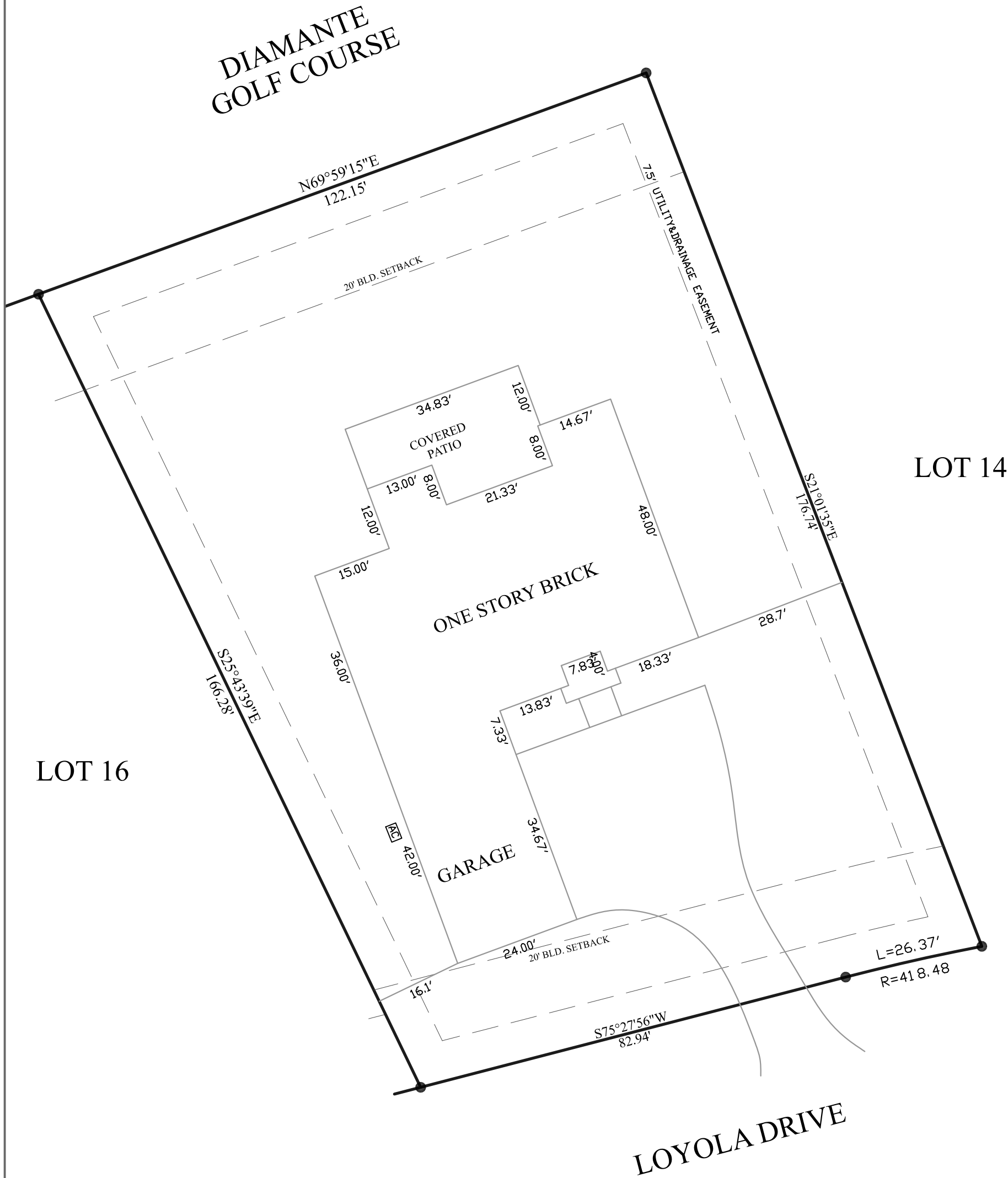
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BASIS OF BEARING: ARKANSAS STATE  
PLANE COORDINATE SYSTEM, SOUTH ZONE,  
AS DETERMINED FROM EXISTING CORNERS.

LEGEND

● FOUND 5/8" REBAR



PLAT OF SURVEY LOT 15 BLK 4, DIAMANTE			LOT 15 OF BLOCK 4, DIAMANTE SUBDIVISION, HOT SPRINGS VILLAGE, SALINE COUNTY, ARKANSAS; WAS SURVEYED ON THE 25th DAY OF JUNE, 2021 THE SURVEY WAS COMPLETED IN ACCORDANCE WITH THE PLAT OF RECORD. AT THE TIME OF THE SURVEY THERE WERE IMPROVEMENTS ON THE LOT; AND THE ENCROACHMENTS, IF ANY, ARE AS SHOWN.
FOR: VANTAGE HOMES LOC: 13 LOYOLA DRIVE			
SCALE: 1" = 20' DATE: 6/25/21 DRWG: 1504DIAM DRAWN: DEI			DANIEL E. IVY PROFESSIONAL SURVEYOR P.O. BOX 8157 HOT SPRINGS, AR 71910 PH 501-204-5009