

UNBELIEVABLE VALUE

13 LOYOLA DRIVE | HOT SPRINGS VILLAGE, AR 71909



4 BEDS | 3 BATH | 3,593 SF | \$799,000

LORI MCGHEE

501.912.4575

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McGraw
REALTORS®



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: 109

Zip: 71909-9999

Approx Acreage: 0.44

Approx Lot Dim.: 122x171

Approx Yr. Built: 2021

Area: 163 HOT SPRINGS VILLAGE

List Price: \$799,000

Original Price: \$849,000

City: Hot Springs Village AR **Inside City Limits?** Yes

Subdivision: DIAMANTE GOLF COURSE **Sale/Rent:** For Sale

Neighborhood: **To Show Call:**

Virtual Tour: **Add. Unbranded Video:**

SOLD INFORMATION

SP: **ConDte** **SP/SqFt:** **SAG:**
FIN: **CLSD:** **SO:**

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

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 open and spacious custom built home has so many extras! The main level of the home boasts 3 oversized bedrooms in a split floor plan. The master bedroom includes remote controlled roller shades and a huge master bath with an oversized walk-in shower and walk-in closet. On the other side of the home, the two very spacious guest rooms share a Jack-and-Jill bathroom. There is also a separate office on the main level, a fabulous kitchen with pullouts and soft close cabinetry, a double oven and a gas cooktop. Upon exiting the french doors facing hole #12, you will have officially entered paradise! The outdoor kitchen and oversized 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 consists of a combination of rock, stone pavers, lush shrubs and trees, Zoysia grass, and a Rainbird sprinkler system. There is storage galore throughout the home, especially the oversized laundry room and 3-car garage. The laundry also has a wine fridge, ice maker and sink. Some furnishings are negotiable! Schedule your showing today via text or call to 501.912.4575.

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.

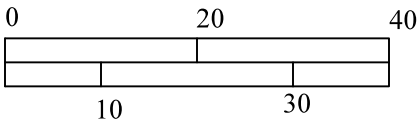
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13 LOYOLA DRIVE – HOT SPRINGS VILLAGE

ADDITIONAL INFORMATION

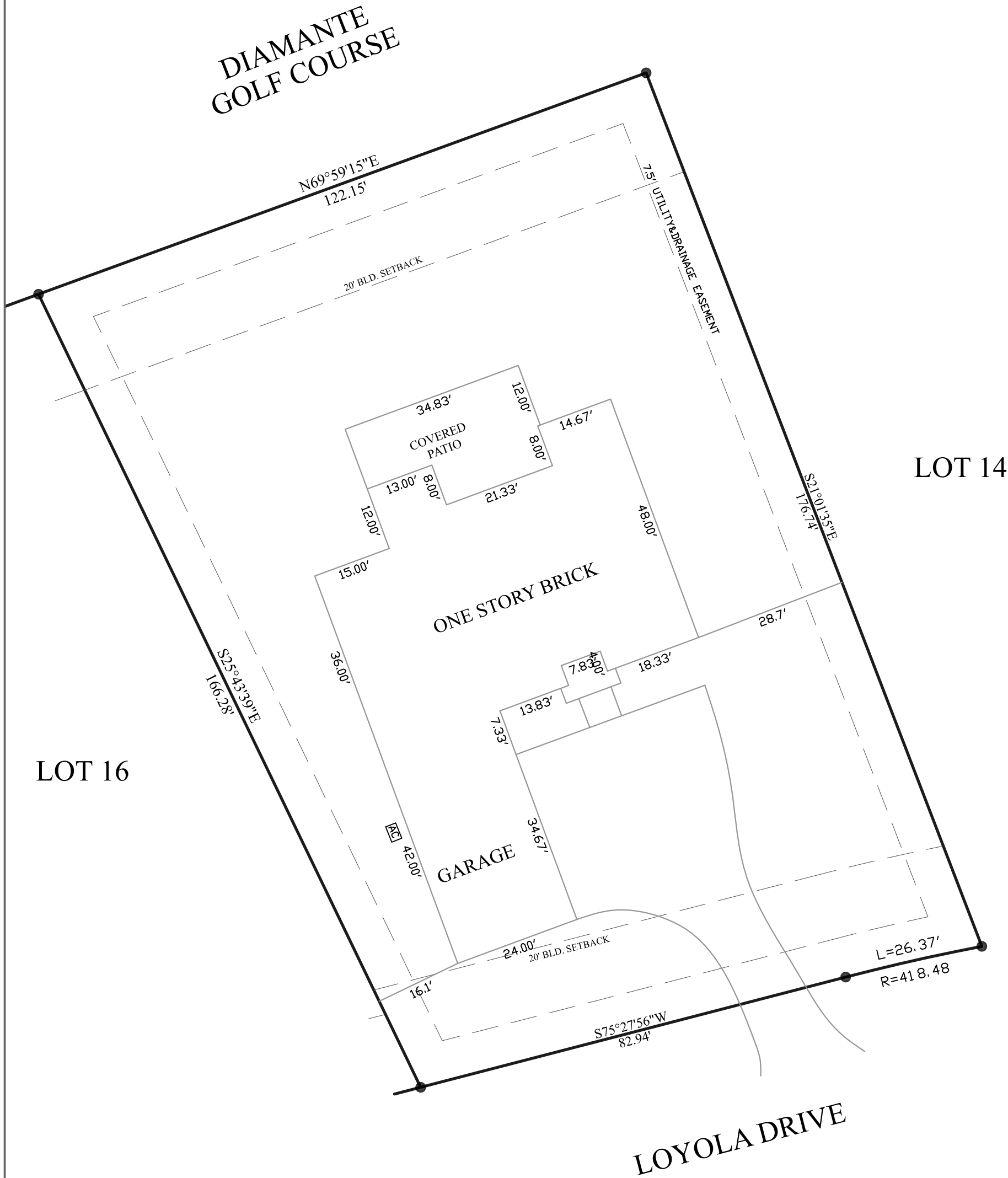
The bonus room upstairs has a full bath which would easily make another master suite or a great room/man cave. Here is a detailed list about features of the home that are above and beyond what typical builders have in homes: Built by Jack Bates with Vantage*500 lb buried propane tank*Hard wired internet 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




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

LEGEND

● FOUND 5/8" REBAR



<p>PLAT OF SURVEY LOT 15 BLK 4, DIAMANTE</p>			<p>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.</p>
<p>FOR: VANTAGE HOMES LOC: 13 LOYOLA DRIVE</p>			
<p>SCALE: 1" = 20' DATE: 6/25/21 DRWG: 1504DIAM DRAWN: DEI</p>			<p>DANIEL E. IVY PROFESSIONAL SURVEYOR P.O. BOX 8157 HOT SPRINGS, AR 71910 PH 501-204-5009</p>