



130 Grand Isle - 1D HOT SPRINGS, AR \$653,335

Property is owned
by Agent/Broker
Amber Henson

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Luxury condo in Hot Springs! Wake up to breathtaking views of Lake Hamilton and enjoy your mornings and evenings relaxing on the large balcony.

The elegant kitchen features bone and black marble flooring, a new Cafe dishwasher and microwave, and a large island with plenty of storage.

Entertain guests in the open living room areas, adorned with beautiful hardwood floors. The wet bar, complete with a new ice machine and wine cooler, is ideal for hosting parties.

The condo also boasts updated paint, lighting, and drawer pulls throughout, giving it a fresh, modern feel.



Convenient to Oaklawn Racing Casino Resort, restaurants, shopping, grocery stores and medical facilities.

2,373 Sq Ft

3 Bedrooms
3.5 Baths

New Amana
HVAC

Optional
Storage Unit

Two Secure
Parking
Spaces



KITCHEN (LIST OF APPLIANCES WHICH CONVEY)



- Whirlpool 5-burner black free-standing glass top range
- Cafe matte black microwave installed May 2024
- Cafe matte black dishwasher installed May 2024
- Double sink with disposal and new modern faucet
- Breakfast bar/island with storage
- Pantry
- Bone and black marble floors
- Granite countertops

DINING ROOM



- Bone and black marble floors
- Modern lighting

BAR



- Built in display cabinets and storage
- Whirlpool ice machine, installed in Nov.
- Kalomara wine refrigerator installed in Nov.
- Sink with new modern faucet
- Granite countertop

LIVING ROOM



- Electric fireplace with faux logs
- Large windows with views of Lake Hamilton
- French doors with access to balcony
- Hardwood floors installed in November 2023

Upgrades

- Neutral paint throughout condo
- New Amana HVAC unit, with app access - June 2024
- Ring camera/doorbell with remote access
- New drawer pulls throughout
- Modern lighting throughout

POA

- Water, sewer, trash and pest control
- Pool and grounds maintenance
- Building and grounds insurance
- Service of elevators

LAUNDRY-UTILITY ROOM



- Abundant storage
- Black and bone marble floors
- Mini fridge
- Electric washer and dryer connections



HALF-BATH

- Modern black cabinet with built-in sink
- Bone and black marble floors

BEDROOM #1



- Views of Lake Hamilton
- Updated, modern lighting
- Walk in closet
- Carpet in bedroom and closet
- En suite bathroom with shower tub combo
- Tile in bathroom

BEDROOM #2



- Updated, modern lighting
- Walk in closet
- Carpet in bedroom and closet
- En suite bathroom with shower tub combo
- Tile in bathroom
- Currently used as a game room.

PRIMARY SUITE



- Large windows with views of Lake Hamilton
- French doors with access to balcony
- Spacious walk-in closet
- Carpeted floors

BATH

- Double vanity
- Large shower with removal wand shower head, seat, and glass door
- Large jacuzzi soaking tub with wand
- Extra storage
- Built-in shelves
- Tile floors

LOWER LEVEL

- Enclosed parking garage with two dedicated spots
- Remote control and keypad access for garage
- Security cameras throughout grounds and parking area
- 2 elevators for convenient access



POOL

- Fenced
- Lounge area
- Outdoor kitchen area with gas grill
- Separate grass areas, perfect for pets

Owner is Broker and Agent