

# AMENITIES

3396 Hwy 62 East, Green Forest, AR 72638

--5 Acres, more or less

--Home built in 1985, 2304 SF of living area including a Master Suite with bedroom, full bath and office; spacious living room with fireplace and big screen TV; equipped kitchen with oak cabinets, pull out drawers, refrigerator, range and dishwasher; dining area with oak cabinets and desk; utility room with tile floor oak cabinets, ironing board and ¾ bath; upstairs has 3 bedroom and a full bath; a bonus room with a closet( a 5<sup>th</sup> bedroom or ???); covered concrete patio with tray ceiling and ceiling fans; a 2 car garage; double pane wooden windows; 2 heat pumps; architectural shingle roofing; and a bonus of nice view of mountains and valley.

--A 52' x 24' garage/shop with 2 overhead doors and 2 walk doors, room for 4 cars and a shop area.

--An in ground pool.

--Asphalt driveway to home and garage/shop.

--Serviced by Green Forest Fire Dep.

--Taxes: \$1,398. 69 after Homestead Credit (2010)

--Room Sizes:

Living room-----23'2" x 15' 9", carpet

Kitchen-----13' x 11', oak cabinets, kitchen appliances, tile floor

Dining area-----13'9" x 13', oak floor, double doors to patio

Master Suite-----BR, 15'9" x 13'7", carpet, 2 closets, 9'x8' full bath, 12' x 10'8" office with corner desk and shelves

Utility-----3/4 bath, tile floor, W&D hookups, oak cabinets

Bonus room-----25'8" x 13'9", closet, carpet

Upstairs: 3 bedrooms---18'6" x 12'3" with door to stairway leading to pool area, 13'2" x 12', & 14'9" x 13', all with carpet