

**Associated Brokers Company**

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**John Campbell**

09/25/08

**ML# 537196**↓ **List \$225,000****Current****House****602 GRAND Ct Siloam Springs****AR 72761****RESIDENTIAL**

Type:

Bedrms: **4** Total Baths: **3**Apx Heat SqFt+/-: **2508** Full Baths: **2**Apx Total SqFt+/-: **3283** 3/4 Baths: **0**Levels: **1** 1/2 Baths: **1**Rooms: **9**

Tubs/Shwr:

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Age:

Year Built: **2005** Disabled Access: **N**Driveway: **CONC**Garage/Cpt: **2/ Attached Garage**Taxes: **1960**

Assmnt:

Transfer Fee: Assmnt Yr:

Monthly Fee: Mill Rate:

Parcel ID: **03-05137-000**Liv Rm: **20.5 X 22**Mstr Bd: **15 X 19.5**Din Rm: **12 X 13**Bdrm 2: **12.8 X 15**Kitchen: **10 X 13.5**Bdrm 3: **12.5 X 15**

Fam Rm:

Bdrm 4: **12.8 X 14**

Oth Rm:

Bdrm 5:

Bonus Rm:

Util Rm: **6 X 10**

Main Level:

2nd Level:

3rd Level:

Bsmt Level:

Make:

Appv:

Model #:

Anchor:

Serial #:

PK Name:

Subdiv: **Paige Place Phase II**County: **BENTON**Acres: Lot: **22**Block: **1**

Flood Zn:

Lot Dim: **11306 SqFt**Covenant: **Y**

Surveyed:

Disclure: **Y**

Zoning:

Lot Desc: **CLR LNSP LEV SUB**Legal: **Lot 22 Block 1 Paige Place SD Phase II**Amenities: **CATCEL CELFAN EATKIT ICECON PNTRY**Appliances: **CNTRTOP MW GRBDIS GAS ELEC**Equipment: **SECSYS CENVAC GDOPEN SMKDEC WRSND**

Spcl Rm:

Workshop:

Hnd Amen:

POA Fee:

Com Amen:

POA Paid:

Water/Lake:

SqFt Source: **COURT**

Golf Crse:

POA Incl:

Lot Loc:

Air: **1/ELEC CEN**Heat Sys: **1/CEN ELEC**Exterior: **BRK**Patio: **1PAT**Fencing: **NO**Roads: **PUB PAVE**Fireplace: **1/GLOG**Utilities: **ELEC GASPU WATPU**Floor: **CER CRPT WOOD**Wtr Htr: **1/GAS**Foundation: **CONC**Windows: **VNYL**

Exclusions:



Public Remarks: Live Auction 10/9 @ 6 PM on-site. Bid online early @ NWArkansasRealty.com beginning 9/27 @ open house from 11 Am to 4 PM.  
Great Price! Beautiful home, large living room w/fireplace, formal dining and eat-in kitchen. Oversized garage, 4 bedrooms, 3 baths.

Directions: Hwy 412 in Siloam Springs to Mt. Olive, turn left to Grand Court, left onto Grand Court to houses.