

444 & 446 N Duff Avenue

Sulphur Springs, Ar 72768



List Price: \$209,000
MLS#: 1275227
Beds: 2
Baths Full: 1
Garage: 0
Square Feet: 1,800
Price / Square Foot: \$116.11
Subdivision: Sulphur Springs
Type: Residential
Built: 1990
County: Benton
School: Gravette

Description

Quaint county setting, easily accessible to all things NWA. Great opportunity for family to live side by side, or as an investment for you to live in one side & rent out the other! 2bed/1bath per unit. Remodeled in 2008, including new plumbing & electric. Updates to roof in 2020. Water heaters less than 5yrs old. Brand new side deck. All appliances, including refrigerators convey. Expansive covered porch, perfect for summer & enjoying the beautiful pasture views. Situated right off Hwy 59, a mere .5mi from the Historic Sulphur Springs City Park, La Balladine Lake, & Butler Creek. Only 5mi to Gravette & Noel, MO, 11mi to I-49, & 20mi to Bentonville, Centerton & Bella Vista. City utilities. Sale subject to a lot split, acreage is estimate. Seller prefers Owner Finance, with proof of income. Tenant occupied - do not disturb! Also listed as a group w/ cabin next door (440 N Duff Ave), see ML#1275214. Cabin listed individually as well, ML#1275062

Property Details

Lot Size	0.23 Acres
Air Condition	Electric,WindowUnits
Amenities	SeeRemarks
Appliances	ElectricWaterHeater,GasOven,GasRange,Refrigerator
Driveway	GravelDriveway
Exterior	VinylSiding
Fencing	None
Listed By	Keller Williams Market Pro Realty