

# 2603 Dawn Hill Road

Siloam Springs, Ar 72761



**List Price:** \$595,000  
**MLS#:** 1277710  
**Beds:** 5  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 3,076  
**Price / Square Foot:** \$193.43  
**Subdivision:** Siloam Spgs  
**Type:** Residential  
**County:** Benton  
**School:** Siloam Springs

## Description

AMAZING LOCATION WITH 3.43 +/- ACRES! This house has a fabulous setting on the edge of City limits! Receive all of the amenities of being in the City .. public water, electric, gas, etc but feel like you are living in the country! Animals ARE allowed! Large home with a screened in porch, a deck off the primary bedroom, and a large back patio that is perfect for hosting friends and family get togethers! There are also two large outbuildings/storage buildings on the property-One is 60 x 19 and the other 50 x 40. It is possible to build additional homes on the property..City would have to approve and sellers would like to also know intended plans. Property is close to schools, downtown Siloam and Siloam City Lake, which includes great walking/biking trails, fishing, kayaking, frisbee golf etc. There is also a full walk out basement in this home and a cellar - great spaces for storm protection! This property has been well loved by one family for many years. Add your own touches and make

## Property Details

Lot Size	3.43 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltinFeatures, CeilingFans, EatInKitchen, None, ProgrammableThermostat, WalkInClosets
Appliances	Dishwasher,ElectricOven,ElectricRange,GasWaterHeater,Microwave
Driveway	ConcreteDriveway,GravelDriveway
Exterior	Frame
Fencing	None
Fireplace	FamilyRoom,WoodBurning,WoodBurningStove
Listed By	Keller Williams Market Pro Realty - Siloam Springs