

# 44 Prospect Avenue

Eureka Springs, Ar 72632



**List Price:** \$939,000  
**MLS#:** 1280442  
**Beds:** 3  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 1  
**Square Feet:** 3,429  
**Price / Square Foot:** \$273.84  
**Subdivision:** Eureka Improvement Company  
**Type:** Residential  
**Built:** 1886  
**County:** Carroll  
**School:** Eureka Springs

## Description

One of the most prominent homes in Eureka Springs. History meets modern luxury in this home that has been meticulously renovated from top to bottom! New roof, new central heat and air, 2 new hot water heaters, new light fixtures, appliances, new sidewalks, new paint, new insulation, updated bathrooms and kitchens, and so much more! The original wood floors, many of the doors, and much of the original trim are all fully restored. It has 3 Bedrooms, 3 bathrooms, 2 kitchens, multiple living spaces, and 3 bonus rooms that can be additional bedrooms, living, or office! You can live on the top two floors and utilize the bottom floor as a separate rental, AirBNB, retail shop or mother-in-law quarters. This property is within walking distance to downtown, but still offers some quieter aspects of the upper historic loop. Zoned Commercial - there are so many use options for this iconic property located right next door to the Crescent hotel. Call to schedule showing. Also listed on Commercial ML

## Property Details

Lot Size	0.18 Acres
Air Condition	CentralAir,Ductless
Amenities	GraniteCounters, ProgrammableThermostat, SeeRemarks, WalkInClosets, InLawFloorplan, MultipleLivingAreas, Storage
Appliances	Dryer,Dishwasher,ElectricCooktop,GasCooktop,GasOven,GasRange,GasWaterHeater,Microwave,Washer
Driveway	ConcreteDriveway
Exterior	Frame
Fencing	Metal
Fireplace	GasLog
Listed By	eXp Realty NWA Branch