

## 17 Breezy Point

Eureka Springs, Ar 72632



**List Price:** \$442,000

**MLS#:** 1316457

**Beds:** 1

**Baths Full:** 1

**Garage:** 2

**Square Feet:** 1,631

**Price / Square Foot:** \$271.00

**Subdivision:** CLAYTON SURVEY

**Type:** Residential

**Built:** 1940

**County:** Carroll

**School:**

### Description

Tucked away on 4 secluded, wooded hilltop acres just minutes from historic downtown Eureka Springs, this rare two-home property offers income potential & privacy. The 1,631 sqft home has 3 bedrooms and 2 bathrooms blending vintage charm with modern updates. Featuring a stunning stone wood burning fireplace, updated kitchen with copper vent hood, live edge acacia wood countertops & beveled edge shelves, wood look laminate flooring & new lighting. Enjoy the sunroom, multiple covered patios, large closets, walk-in storage & finished attic with storage. Currently split into a functional Airbnb and a private owner's suite with a kitchenette. Additionally the 288 sqft guest house includes 1 bed and 1 bath perfect as a rental, guest space, or studio with a kitchenette. Wildlife abounds in this peaceful retreat, with deer & hummingbirds as regular visitors. Property includes access from Washington St below for future development opportunities. Whether for rentals, personal use, or both—this hi

### Property Details

Lot Size	4.00 Acres
Air Condition	CentralAir,Electric,WindowUnits
Amenities	Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, Storage, WindowTreatments
Appliances	CounterTop,Dryer,ElectricRange,ElectricWaterHeater,Microwave,Refrigerator,RangeHood,Washer
Driveway	ConcreteDriveway,GravelDriveway
Exterior	Frame,Rock
Fencing	Partial,Privacy,Wood
Fireplace	FamilyRoom,WoodBurning
Listed By	Coldwell Banker K-C Realty