

2277 CR 507

Berryville, Ar 72616



List Price: \$474,900
MLS#: 1351809
Beds: 4
Baths Full: 3
1/2 Baths: 1
Garage: 0
Square Feet: 3,400
Price / Square Foot: \$139.68
Subdivision: No
Type: Residential
Built: 1998
County: Carroll
School: Berryville

Description

Mountain-Top Home with Guest House on 3.5 Acres.

The 3,400 sf +/- Main Home offers a multi-level design with 3-4 Bedrooms and 3.5 Bathrooms, featuring a Loft Suite and finished Walk-Out Basement. Amenities include a Generator, Storm Shelter, two Woodstoves, a Wood Shed, a Swim Spa, and several Decks overlooking a stocked Fishing Pond and the Mountain Vistas.

The property includes a 916 sf +/- Guest Cottage with 3 Bedrooms and 1 Bathroom. This dual-residence setup is ideal for an artist studio, bug-out retreat, multi-generational family living, or rental income.

Expand the Compound! An adjoining 1 BR/1 BA Cabin and 60 Acres of hunting land featuring mature Timber, natural Springs, and an 8-room Cave system are available to purchase.

The property joins Nature Conservancy Kings River Preserve. Trigger Gap & Kings River Outfitters are minutes away providing easy floating and fishing.

Property Details

Lot Size	3.50 Acres
Air Condition	AtticFan,CentralAir,Electric,HeatPump
Amenities	BuiltInFeatures, CeilingFans, EatInKitchen, HotTubSpa, Pantry, WalkInClosets, WoodBurningStove, WindowTreatments
Appliances	Dishwasher,ElectricWaterHeater,GasWaterHeater,MicrowaveHoodFan,Microwave,PropaneRange,PropaneWaterHeater,Refrigerator,PlumbedForIceMaker
Driveway	GravelDriveway
Exterior	Other,SeeRemarks
Fencing	Partial
Listed By	United Country Little Switzerland Realty, Inc