

3 miles from downtown
3 miles from Wal-Mart
6 rooms, 3 bedrooms, 1 bath
Total heated SF = 1,365 SF
Only \$119,900

1041 W. Montgomery

Fayetteville, AR

HOUSE

Wood stove, imported ceramic tile backsplash that **radiates heat**
 Tankless Water Heater (Saved \$65 per month on gas bill/less than \$20/month) You'll never run out of hot water!
 Solid red oak flooring - natural finish
 Open floor plan, large windows
 New **steel** foundation supports added this year (cost \$1,600)
 New plumbing fixtures throughout
 New roof in 2004!
 Crawlspace foundation, new 8" attic insulation throughout house
 Private (near fields, end of street, privacy fence)

KITCHEN

Douglas Fir cabinets in kitchen, recently refinished
 All appliances included (stove with vent hood/halogen lights and fridge - both 1 year old)
 New stainless steel sink and fixtures
 Dishwasher connection
 Ceramic tile countertop and floor laid on Durock underlayment

BATHROOM

All new fixtures & cabinet, cultured marble sink.
 Porcelain floor tiles, ceramic wall tiles
 New Kohler toilet, new plumbing

BEDROOMS

Solid oak flooring
 Lots of windows, lots of light
 Closets in every room

SUNROOM

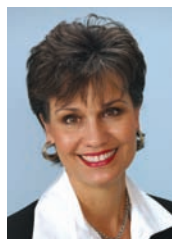
Washer and dryer conveys with house
 Two sliding glass doors
 Ceramic tile floor

SURROUNDINGS/LANDSCAPING

1/3 acre, lots of yard & open fields, planted with imported bamboo, 12 species of Iris, various lilies, cannas, etc. **Beautiful in the summer!**
 Garage - not enclosed, 336 sf, concrete driveway to street
 Front porch - concrete - 7'x5'
 2 shop bldgs! #1 7.5x4.5sf #2 7.5x7.5sf (cedar)



Motivated to sell!



For more information, call
Pam Jones 479-530-1633
 3715 N. Business Drive, Suite 201
 Fayetteville, AR 72703
 website: www.dixiere.com

