

LAKEFRONT PROPERTY

301 Stearns Point Road • City of Hot Springs, 71913 • Garland County

Taxes: currently < \$2,000/yr

Property type: RL (residential lake)

LISTING

- Zoned for 5 houses, each lot area 10,000 sq. N.
- May petition Planning Commission for variance
- Lot size: +/- 1.23 acres (+/- 53,500 sq. N) 200 N. on Lake Hamilton
- Lot description: level, sloped; Panoramic Vista View
- Gated: dead end street
- Boat Dock: 2 stalls, covered; sea wall; dock storage building partially plumbed; party pier; Main channel - deep water
- *Utilities:* Public sewer (double grinder pump);
Public water - 2 lines;
Electric - Entergy;
Natural Gas - CenterPoint Energy;
Garbage - billed with water; telephone; cable
- School District: Lake Hamilton
- City services: police, fire, ambulance
- *Includes* 3 BR; 3.5 bath approx. 2200 sq N house (currently occupied) with 2 zoned A/C; 2 FP gas/one woodburning; 2 gas HW heaters; 2 gas furnaces; oak hdwd and pine floors; marble M bath; 2 basements; 2 cedar decks; 2 patios; covered carport; Well house (contains storage; no well pump) AS IS; NO GUARANTEE; NO WARRANTY (excludes stove and dining room light fixture)

COMPARABLES:

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CONTACT: _____

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