

**55 + Living Community, 2 Bed 2 Bath, Horseshoe Bend,
Arkansas**
1002 S. Manor Drive
Horseshoe Bend, AR 72512

\$124,500
0.090± Acres
Izard County



55 + Living Community, 2 Bed 2 Bath, Horseshoe Bend, Arkansas
Horseshoe Bend, AR / Izard County

SUMMARY

Address

1002 S. Manor Drive

City, State Zip

Horseshoe Bend, AR 72512

County

Izard County

Type

Residential Property

Latitude / Longitude

36.22539 / -91.768202

Taxes (Annually)

316

HOA (Annually)

90

Dwelling Square Feet

1552

Bedrooms / Bathrooms

2 / 2

Acreage

0.090

Price

\$124,500

Property Website

<https://www.mossyoakproperties.com/property/55-living-community-2-bed-2-bath-horseshoe-bend-arkansas-izard-arkansas/41565/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

Welcome to the market!! This is a **55 and older community** situated in the Horseshoe Bend, Arkansas area. This **2 bedroom 2 bath** home sits on a quiet street, has an **attached garage**, a covered entrance, a nice sitting area on the back side, a large common area with walking trails, and little bridges to walk over. Hence, you never get your feet wet; picnic tables throughout to sit when you get tired and plenty of shade trees to keep you cool! This is all that is at your back door! When you enter the front door of this home, you will see a significant **laundry room** to your right with plenty of storage and a coat closet, and then down the hall, you have a bedroom with a guest bathroom with a tub/shower combo. Ultimately, you will have the master suite with a **walk-in shower**! All this sets off to one end of the house. The living room is large and open to the kitchen, which is nice, with tons of cabinets and a large pantry. There is a lovely kitchen window where you can watch the birds while doing the dishes! You then have a pass through to the beautiful, **gorgeous sunroom**! The sunroom is open to the living room! There is a cute bar area that is perfect for two people! This sunroom would make a great dining room for a large table. Lined with nothing but windows!! This room also has a door leading out back to the **patio area**, which is great for grilling! With this home it would be easy to get around in having wide hallways and only a small step down into the sunroom, which could easily be converted to wheelchair accessible. This would make someone a lovely home to keep up easily. The sellers own the propane tank, and they will leave. They only use it for backup heat and grilling. This home has a dishwasher, electric stove, tile flooring, vinyl flooring, ceiling fans throughout, central heat and air, and a metal roof; average utilities are \$150-180 for electricity and \$85 for water, sewer & trash.

There is a \$90.00 a month fee for maintenance that includes: use of clubhouse and amenities, clubhouse pavilion & grills, swimming pool with poolside shower, lawn care, and maintenance including but not limited to leaf removal and trimming of bushes, shrubs, and vines, removal of snow from driveways when feasible, replacement of burned out bulbs in yards.

This place would be great for so many people, from a couple who still loves to get out and be social but does not want the upkeep of a yard to a single person who lives alone and would love to have some company! Not many mornings you will look out your window and not see neighbors walking, talking, laughing, or just sitting on the picnic tables visiting. The clubhouse is a short walk or a golf cart ride from this home!

This area has two leading lakes, Crown Lake and Diamond Lake, and several smaller lakes! There is a marina to rent boats, pontoons, and jet skis. Horseshoe Bend is a small town that has several lakes! Crown Lake, you can fish, ski, float, paddle a boat, swim, or relax! Turkey Mountain Golf Course is an 18-hole championship golf course! Yes, you also have access to a golf course with many tournaments and everyday enjoyment! You could move here and retire, wake up to this gorgeous area daily! You have a couple of restaurants (that can deliver), a grocery store, dollar general, Health Care, a Dentist, a Bank, a Garden club park, and more! This is a very affordable place to live and visit and enjoy. You are close to the Strawberry River, White River, Historical Hardy Arkansas, Spring River, Lake Norfork, and Blanchard Springs. This dramatic landscaping is breathtaking! There are many areas to walk, hike, and bike, making it a very iconic spot to visit or live in! With a population of just over 2,000 and an elevation of about 873', this is a must-come and see!

Listed with Mossy Oak Properties Strawberry River & Home [870-495-2123](tel:870-495-2123). Listing Agents Pamela Welch at [870-897-0700](tel:870-897-0700) or Jeremy Burns at [870-291-7217](tel:870-291-7217). Equal Housing Opportunity. Call us today to set up a time to view this property. www.ArkansasLandAndHomes.com



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PROPERTIES
Strawberry River Land & Homes
America's Land Specialist

55 + Living Community, 2 Bed 2 Bath, Horseshoe Bend, Arkansas
Horseshoe Bend, AR / IZARD COUNTY

LISTING REPRESENTATIVE

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NOTES



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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