

**Move-In Ready 3BR/2BA in Double Oak Estates –
Patterson Addition, Cave City AR
13 Patterson Lane
Cave City, AR 72521**

\$249,900
0.500± Acres
Independence County



Move-In Ready 3BR/2BA in Double Oak Estates – Patterson Addition, Cave City AR
Cave City, AR / Independence County

SUMMARY

Address

13 Patterson Lane

City, State Zip

Cave City, AR 72521

County

Independence County

Type

Residential Property

Latitude / Longitude

35.935364 / -91.540498

Dwelling Square Feet

1608

Bedrooms / Bathrooms

3 / 2

Acreage

0.500

Price

\$249,900

Property Website

<https://www.mossyoakproperties.com/property/move-in-ready-3br-2ba-in-double-oak-estates-patterson-addition-cave-city-ar-independence-arkansas/83631/>



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Cave City, AR / Independence County

PROPERTY DESCRIPTION

Move-In Ready 3 Bed, 2 Bath in Double Oak Estates – Patterson Addition, Cave City, AR

Here's your opportunity to own a home in **Double Oak Estates – Patterson Addition**, one of Cave City's most desirable and family-friendly neighborhoods. This **3 bedroom, 2 bath brick-front home** offers approx. **1,608 sq ft** of comfortable living space, a spacious fenced backyard, and a welcoming community setting that makes it truly special.

At **Mossy Oak Properties Selling Arkansas**, we know that buying a home can feel overwhelming, especially if it's your first time. That's why we go above and beyond to make you feel welcome the moment you walk through our doors. Our office is right here in **Cave City, Arkansas, at 8111 North St. Louis Street**. We'll greet you with a smile, guide you back to the conference room, and connect you with trusted lenders—either by phone or Zoom—so you can explore financing options and start your homeownership journey with confidence.

We want every client to feel comfortable, respected, and heard. No question is ever a silly question. Whether this home is your **stepping stone, first home, or forever home**, we're here to walk with you every step of the way.

Home Features

- **Inviting living room** with a tray ceiling, natural light, and an open layout
- **Primary suite** featuring a tray ceiling for added charm, plus ample closet space
- **Open kitchen & dining area** with backyard views, perfect for entertaining or family meals
- **Concrete back patio**, ideal for grilling, relaxing, or hosting friends
- **Laundry room** with built-ins and pantry space, conveniently connected to the 2-car garage

Outdoor & Neighborhood Highlights

Step outside to enjoy the **fully fenced backyard**, offering privacy and plenty of room for children, pets, or weekend gatherings. This neighborhood is designed for lifestyle and community:

- **Quiet, low-traffic streets** perfect for evening walks, bike rides, and family strolls
- A **neighborhood lake**, where you can fish, feed the geese, or simply unwind by the water
- Just minutes to **Main Street**, the city park, restaurants, pharmacies, Dollar Tree, Dollar General, and other daily conveniences

Why You'll Love It

Homes in **Double Oak Estates – Patterson Addition** are highly sought after and rarely last long. This subdivision is known for its peaceful setting, strong community atmosphere, and unbeatable convenience. Whether you're a **first-time buyer, a growing family, or ready to downsize**, this home offers the perfect balance of comfort, location, and value.

Don't miss the chance to make this move-in ready home yours — it truly has everything you need and more!

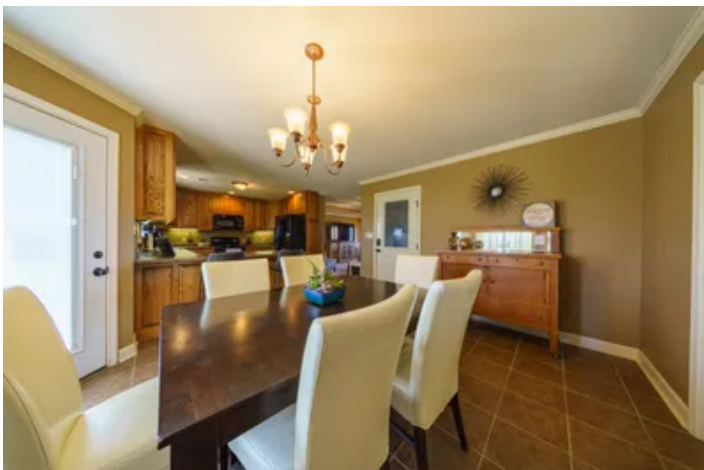
Call or text **Pamela Welch** at [870-897-0700](tel:870-897-0700) today to schedule your private showing.

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Equal Housing Opportunity. www.WeSellArkansas.com.



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relationship 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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