

**3 Bed 2 Bath Home in Double Oaks Estates, Patterson
Addition, Cave City, AR
13 Patterson Lane
Cave City, AR 72521**

\$274,500
0.500± Acres
Independence County



3 Bed 2 Bath Home in Double Oaks 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

\$274,500

Property Website

<https://www.mossyoakproperties.com/property/3-bed-2-bath-home-in-double-oaks-estates-patterson-addition-cave-city-ar-independence-arkansas/83631/>



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Cave City, AR / Independence County

PROPERTY DESCRIPTION

Charming 3 Bed, 2 Bath Home in Sought-After Double Oak Estates in the Patterson Addition – Cave City, AR

Welcome to this beautiful brick-front home with vinyl siding and privacy fenced back yard, offering approx. **1,608 sq ft** of well-designed living space in the **Patterson Addition of Double Oak Subdivision**—one of Cave City's most desired neighborhoods!

Inside you'll find a spacious **three-bedroom, two-bath** layout with a **large living room featuring a tray ceiling** and lots of natural light flowing in from the dining and living areas. The **primary bedroom also boasts a tray ceiling**, creating a feeling of height and elegance.

The **kitchen is open and roomy**, with space for a generous dining table and a **window over the sink** that looks out into the **fully fenced backyard**—perfect for keeping an eye on the kids or pets while enjoying your view. A back door leads to the **concrete patio**, great for grilling or relaxing.

Off the dining area is a **large laundry room** with built-in shelving that doubles as pantry space, plus access to the **two-car garage**. One of the bedrooms is currently used as storage/overflow, but is a great option for a guest room, home office, or child's room. This room is not featured in the photos due to being full of boxes!

This home sits in a **friendly, walkable neighborhood** where you'll often see kids riding bikes and families enjoying time together. The **private neighborhood lake** is a favorite for **fishing and feeding the geese**, and you're just a short walk or drive to **Main Street, the city park, restaurants, pharmacies, medical facilities, Dollar Tree, and Dollar General**.

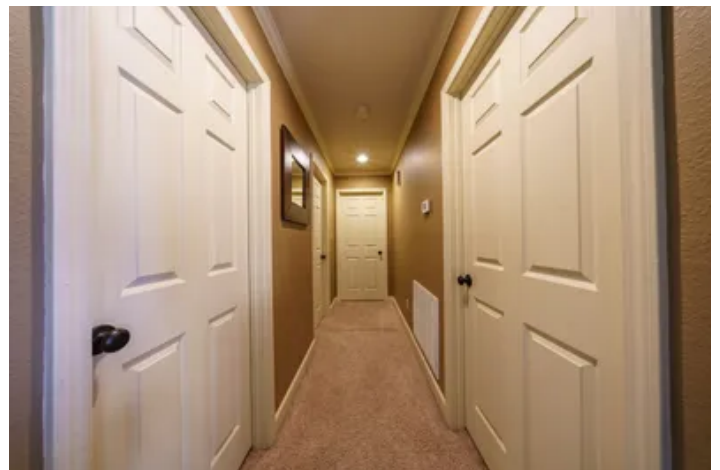
Homes in this neighborhood sell quickly—**don't miss your chance** to own in this wonderful community!

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

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Equal Housing Opportunity, shown BY APPOINTMENT ONLY!

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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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