

15+/- Acres, Custom Built Home, 4 bed 3 full & 1 half
bath, Floral, Arkansas
250 Blount Ln
Floral, AR 72534

\$349,500
15± Acres
Independence County



15+/- Acres, Custom Built Home, 4 bed 3 full & 1 half bath, Floral, Arkansas
Floral, AR / Independence County

SUMMARY

Address

250 Blount Ln

City, State Zip

Floral, AR 72534

County

Independence County

Type

Residential Property, Recreational Land

Latitude / Longitude

35.592023 / -91.723704

Taxes (Annually)

801

Dwelling Square Feet

3500

Bedrooms / Bathrooms

4 / 3.5

Acreage

15

Price

\$349,500

Property Website

<https://www.mossyoakproperties.com/property/15-acres-custom-built-home-4-bed-3-full-1-half-bath-floral-arkansas-independence-arkansas/42049/>



MORE INFO ONLINE:

MossyOakProperties.com

15+/- Acres, Custom Built Home, 4 bed 3 full & 1 half bath, Floral, Arkansas Floral, AR / Independence County

PROPERTY DESCRIPTION

Help me welcome this GORGEOUS, Custom built home to the market with SO much to offer! This home sits on 15 +/- gorgeous acres, mostly pasture with a sliver of woods, driveway off a paved road, just a few miles off Highway 167, and move-in ready! When you enter the driveway of this home, you will see a row of pine trees on the left as you drive down and your pasture on the right. You will pull up where you have a circle drive at the house and a 2-car garage on the side of the house. Let's enter from the front door; you will have a concrete sidewalk to the large front porch of this home, where you will find a freshly painted front door and post, along with a nice bench the seller will leave for the new owners. As you enter the front door, you will see a large living room with a custom wood-burning fireplace with blowers that will help circulate the heat and TV hookups beside the fireplace. Custom drapes will also remain with the home.

As you look beyond the living room, you will see a gorgeous sunroom with vaulted ceilings and a door leading out to a new deck overlooking a gorgeous array of flowers and bushes with many colors! Off the sunroom, you have a small breakfast eating area and another door leading out to the deck where you could slip out to grill just off the kitchen. Connected to this is a large, custom wall of cabinets that is nothing but a pantry wall that turns right into the kitchen area and an island; all were remodeled about ten years ago. When you stand doing the dishes at the sink, you will have a view of the backyard and all those flowers and many birds! Off the kitchen is a custom office space where you have hookups for a computer and room for an office chair. There is a full bath with a walk-in shower and the door leading out to the garage. The garage does have a washer and dryer hookups in it. The sellers designed it this way and have never had any trouble. Also, off the area where the office is, you have the entrance up to the bonus room (sellers added this just for an extra addition). This room is heated and cooled and has one large room with a half bath and a walk-in attic space for storage. So back downstairs, off the kitchen, you have a formal dining room; then you circle back to the front door, where you also have the stairs for the upstairs. Before heading upstairs, off the living room, you have the master bedroom. Master bedroom is large, has lots of natural light, has a large master bath, a soaking tub, a new high toilet, double vanities, a new, custom, tiled walk-in shower built about two years ago, and a large walk-in closet. So now for the 2nd upstairs! You have 2 large rooms, both have nice cabinets, and a jack-and-jill bathroom has a separate heat and air unit. As you started up the stairs, you would have noticed an attic fan knob, and yes, there is a nice attic fan! So now, between the living room and kitchen, is a door leading down to the basement! Yes, there is more to this home! Downstairs you will find that the walls are poured concrete; sellers state they have never had any leaks. This basement has a full kitchen with a sink and stove. This is where the seller does all her canning, but it could be used for many things. There are 3 rooms with a walkout that you can go directly outside! There is also a double closet in one room and a closet for the hot water heat in the other.

Some facts about this house are wood floors, tile floors, some carpet, poured concrete walls in the basement, wood burning fireplace with blowers, walk-in showers, lots of custom cabinets, two car garage, an attic fan, lots of built-ins with storage, lots of updated faucets, newer electric water heater, french drain around entire basement, new controls for garage 6 months ago, outside storage building, outside wood furnace for backup that is thermostat controlled with click off button if you desire to heat your house with this, fruit trees (plum 20 years old), apple (apples on it now), new gutters 3 years ago, deck 2 years ago, walnut trees and not to mention just a breathtaking area! This property has fence on 3 sides and will only need fence on one side if you wish to run your own cattle, horse or maybe other livestock. The seller currently has someone running cattle on it now but they will remove them once it sells if new buyer wishes to use it themselves.

This home has about 1722 sq ft on the main level with a living room, dining room, sunroom, formal dining room, half bath, master bedroom/bath, and kitchen. The bonus area upstairs is about 319 sq ft, with only one open space with a half bath and the opening to the attic for walk-in storage. The other upstairs is approximately 480 sq ft, with two large bedrooms and a bath in between. You will have about 1500 sq ft heated/cooled basement with a full kitchen and two rooms. There are 3 full baths and 1 half bath in this home.

So things you are not far from is Pleasant Plains, which has a medical facility, or just a short drive to Searcy or Batesville. You have the luxury of living in the Ozarks but also enjoy all the extra recreational values of the areas, such as Greers Ferry Lake for boating. All watercraft recreation, the Little Red River for trout fishing, the Floral area has thousands of acres of Cherokee Wildlife Management Area to enjoy Deer, Bear, and Turkey hunting, and for the waterfowl enthusiast, your a short 40-minute drive to Bald Knob National Wildlife Refuge and Henry Gray Hurricane Lake Wildlife Management Area for the best public green timber duck hunting areas in Arkansas! So for this property, you can have your cake and eat it too! Every day you have a new adventure waiting outside of these doors!

Call us today to have the first opportunity to visit this property! Proudly listed with Mossy Oak Properties Strawberry River & Home [870-495-2123](tel:870-495-2123). Listing agent Pamela Welch, [870-897-0700](tel:870-897-0700). Equal Housing Opportunity. Call us today to set up a time to view this



property. www.ArkansasLandAndHomes.us



15+/- Acres, Custom Built Home, 4 bed 3 full & 1 half bath, Floral, Arkansas
Floral, AR / Independence County



**15+/- Acres, Custom Built Home, 4 bed 3 full & 1 half bath, Floral, Arkansas
Floral, AR / Independence County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

[illegible]

MORE INFO ONLINE:
MossyOakProperties.com

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.



Mossy Oak Properties Selling Arkansas

520 N Main
Cave City, AR 72521
(870) 495-2123
MossyOakProperties.com

