

07/08/2010 10:00 AM



RESIDENTIAL LISTING DETAIL			
<b>MLS #:</b>	<b>10260972</b>	<b>Area:</b>	017 PULASKI COUNTY
<b>Status:</b>	New Listing	<b>List Price:</b>	\$289,000
<b>Type:</b>	Detached	<b>Original Price:</b>	\$289,000
<b>City:</b>	Little Rock	<b>Inside City Limits?</b>	Yes
<b>Subdivision:</b>	Aberdeen	<b>Sale/Rent:</b>	For Sale
<b>Neighborhood:</b>		<b>To Show Call:</b>	
<b>Virtual Tour:</b>			
SOLD INFORMATION			
<b>SP:</b>	<b>ConDte:</b>	<b>SP/SqFt:</b>	<b>SAG:</b>
<b>FIN:</b>	<b>CLSD:</b>		<b>SO:</b>

**Address: 59 Berney Way Drive**

<b>List Agent:</b>	Alice Mattox - Agent: (501) 310-7755	<b>In-House #:</b>		<b>Owner Name:</b>	
<b>List Office:</b>	Ausum Realty	<b>Owner ID#:</b>		<b>Owner Phone:</b>	
	Ofc: (501) 823-0577	<b>Market Time:</b>	4	<b>Sub Agent Comp:</b>	
<b>Co-Agent:</b>		<b>County:</b>	Pulaski	<b>Buyers Agent Comp:</b>	
		<b>Zip:</b>	72223	<b>Entered Twice:</b>	
<b>Bedrooms:</b>	4	<b>Approx Acreage:</b>	0.00	<b>Will Subd:</b>	
<b>Full Baths:</b>	3	<b>Approx Lot Size:</b>	18,770 SQFT	<b>New Construction?</b>	
	<b>Half Baths:</b> 0	<b>Approx Yr. Built:</b>	1998	<b>Listing Services:</b>	1. Full
<b>Approx SQFT:</b>	3350			<b>Foreclosure(REO):</b>	NO
<b>LP/SqFt:</b>	86.27			<b>Short Sale?</b>	
<b>Legal:</b>	Lot 25 Blk 19 Aberdeen				

FEATURES		
Owner/Agent Disclosure	<b>Listing Agent is related to seller/owner/someone with ownership interest</b>	INTERIORS
AREA AMENITIES	<b>Swimming Pool(s), Playground, Picnic Area, Mandatory Fee, Golf Course, Fitness/Bike Trail</b>	<b>Washer Connection, Dryer Connection-I Heater-Gas, Whirlpool/Hot Tub/Spa, In Smoke Detector(s), Security System, W Treatments, Walk-In Closet(s), Balcony Fan(s), Walk-in Shower, Breakfast Bar</b>
BEDROOMS	<b>Master Bedroom/Main Lv, Guest Bedroom/Main Lv</b>	LISTING TYPE
DINING	<b>Separate Dining Room, Eat-In Kitchen, Breakfast Bar</b>	KITCHEN
DOCS ON FILE	<b>Property Disclosure</b>	EQUIPMENT
DOCS ONLINE	<b>None</b>	LOT
EXTERIOR	<b>Stucco</b>	FINANCING
EXT. FEATURES	<b>Patio, Fully Fenced, Guttering, Hot Tub/Spa, Lawn Sprinkler, Wood Fence</b>	OTHER ROOMS
FIREPLACE	<b>Two</b>	POSSESSION
FLOORS	<b>Carpet, Wood, Other (see remarks)</b>	ROAD
FOUNDATION	<b>Slab</b>	SURFACE
PARKING	<b>Garage, Two Car, Auto Door Opener</b>	ROOF
HEATING & AIR	<b>Central Cool-Electric, Central Heat-Gas, Zoned Units</b>	SHOWING
		INST.
		SOURCE OF SF
		STORIES
		STYLE
		UTILITIES

FINANCIAL		
<b>Assn/Condo Fee:</b>	160.00	<b>Freq:</b> Annual
<b>Annual SI Tax:</b>		<b>Annual Taxes:</b> 3118.00

SCHOOLS	
<b>ELEM:</b> Chenal	<b>JUNIOR:</b> Robinsor
<b>MIDDLE:</b> Robinson	<b>SENIOR:</b> Robinsor

**PUBLIC REMARKS**  
 Phenomenal home in the renowned Aberdeen neighborhood of Chenal!!!!!!Feel like your on vacation year round in these palatial surround & lots of natural light. Open floor plan, 2 bedrooms up, and 2 bedrooms down, granite, large entertainment patio. Master suite features f walk-in closet, spa, separate shower, double vanity, and a water closet. Fireplace in den. Some marble flooring.

**DIRECTIONS**  
 Chenal west to right on Chenonceau, left into Aberdeen, 1st immediate left, left on Berney Way Dr. to last cul-de-sac.

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