

10/18/2010 12:33 PM



RESIDENTIAL LISTING DETAIL			
<b>MLS #:</b>	<b>10266605</b>	<b>Area:</b>	021 MAUMELLE
<b>Status:</b>	Price Change	<b>List Price:</b>	\$100,000
<b>Type:</b>	Detached	<b>Original Price:</b>	\$105,000
<b>City:</b>	Maumelle	<b>Inside City Limits?</b>	Yes
<b>Subdivision:</b>	Rolling Oaks	<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: 6 Oak Forest Cove**

<b>List Agent:</b>	Candy Thurman - Agent: (501) 823-0577	<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>	56	<b>Sub Agent Comp:</b>	
<b>Co-Agent:</b>	Cindy Allwine - Agent: (501) 951-3330	<b>County:</b>	Pulaski	<b>Buyers Agent Comp:</b>	
	Ausum Realty	<b>Zip:</b>	72113	<b>Entered Twice:</b>	
<b>Bedrooms:</b>	2	<b>Approx Acreage:</b>	0.00	<b>Will Subd:</b>	
<b>Full Baths:</b>	2	<b>Approx Lot Size:</b>	8500 SQFT	<b>New Construction?</b>	
	<b>Half Baths:</b> 0	<b>Approx Yr. Built:</b>	1983	<b>Listing Services:</b>	1. Full
<b>Approx SQFT:</b>	1088			<b>Foreclosure(REO):</b>	NO
	<b>LP/SqFt:</b> 91.91			<b>Short Sale?</b>	
<b>Legal:</b>	Lot 208 Blk 0 Rolling Oaks				

**FEATURES**

Owner/Agent Disclosure	<b>Listing Agent is neither owner nor of any relation to owner</b>	INTERIORS	<b>Washer Connection, Dryer Connection-Heater-Gas, Window Treatments, Walk-Breakfast Bar</b>
AREA AMENITIES	<b>Fitness/Bike Trail</b>	LISTING TYPE	<b>Exclusive Right-To-Sell</b>
BEDROOMS	<b>2 Bedrooms Same Level</b>	KITCHEN	<b>Built-In Stove, Microwave, Electric Range, Disposal, Pantry, Ice Maker Connection</b>
DINING	<b>Eat-In Kitchen, Breakfast Bar</b>	EQUIPMENT	<b>Level, Cul-de-sac, In Subdivision</b>
DOCS ON FILE	<b>Legal Description, Property Disclosure</b>	LOT	<b>New Loan-VA, New Loan-FHA, New Loan-Cash</b>
DOCS ONLINE	<b>Property Disclosure</b>	FINANCING	<b>Laundry</b>
EXTERIOR	<b>Frame, Rock &amp; Frame</b>	OTHER ROOMS	<b>Immediately-With Deed</b>
EXT. FEATURES	<b>Deck, Fully Fenced, Wood Fence</b>	POSSESSION	<b>Paved</b>
FIREPLACE	<b>Woodburning-Site-Built, Gas Starter</b>	ROAD	
FLOORS	<b>Carpet, Tile, Laminate</b>	SURFACE	
FOUNDATION	<b>Slab</b>	ROOF	<b>Composition</b>
PARKING	<b>Garage, Parking Pads, One Car</b>	SHOWING	<b>Call Listing Office/Agent, By Appointment</b>
HEATING & AIR	<b>Central Cool-Electric, Central Heat-Gas</b>	INST.	<b>Box, Occupied</b>
		SOURCE OF SF	<b>Seller Disclosure</b>
		STORIES	<b>One Story</b>
		STYLE	<b>Traditional</b>
		UTILITIES	<b>Sewer-Public, Water-Public, Elec-Munic (+Entergy), Gas-Natural, TV-Cable, Tel</b>

**FINANCIAL**

<b>Assn/Condo Fee:</b>	0.00	<b>Freq:</b>	None
<b>Annual SI Tax:</b>		<b>Annual Taxes:</b>	950.26

**SCHOOLS**

<b>ELEM:</b>	<b>JUNIOR:</b>
<b>MIDDLE:</b>	<b>SENIOR:</b>

**PUBLIC REMARKS**

Great starter home! Cathedral ceilings in living area with beautiful wood laminate floors, updated kitchen with new ceramic tile and break rock fireplace, privacy fence and more all in a quiet cul-de-sac in wonderful neighborhood!

**DIRECTIONS**

Odom North to right on Oak Forest Dr. then right on Oak Forest Lane then left on Oak Forest Loop then right on Oak Forest Cv. in cul-de

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