

# FOR SALE

Seller will pay up to \$3,500 in closing costs | Buyer to pay Pre-Paid



MLS#	Address	Sq ft	Bd\Bth	Reduced Price
615205	2908 S. Rainbow Rd., Rogers	3,756	5\4.5 (total)	\$279,900

Unique three-unit property situated on two beautiful acres with numerous trees. Zoned A-1 Single-Family Residential. Features metal roof, metal & wood siding, asphalt paved driveway, concrete flooring throughout, and three vented wood-burning stoves (one in each unit's main/living area). Smoke alarms throughout. Rheem central heating & air system.

~ see reverse for more photos & info ~

**For more information contact:**  
**Lynden Polk with Crye-Leike Realtors at 479.636.6633**

**Financing available.**

Financing subject to credit and underwriting approval for qualified buyers.

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↪ **Huge three-car shared/attached garage between west and center units. Two 50-gallon American Pro-Line natural gas water heaters in garage.**

## **West Unit (apartment):**

**Two bedroom, two bath unit is approx. 94% complete. Back porch. Jacuzzi in master bedroom. Kitchen features stainless steel electric range, microwave, refrigerator, and dishwasher. Formica countertops in kitchen and master bath.**



## **East Unit (studio & storage):**

**Space has open floor plan and features half bath, refrigerator only in small kitchen, aluminum windows, and wood/aluminum doors.**

## **Center Unit (apartment):**

**Two bedroom, two bath unit with office. Wood baseboards and door facings. Kitchen features stainless steel commercial electric range and refrigerator, as well as microwave, dishwasher, and center island.**

