



735 County Road 2608, Knoxville, AR 72845

Discover serenity in this total electric 3-bedroom, 2-bath home nestled on 3.36 acres, offering breathtaking views that will capture your heart. Inside, you'll find two spacious living rooms perfect for family gatherings, while the eat-in kitchen boasts ample cabinet space. The large bedrooms provide comfort and privacy, and a flex space awaits your creative touch, whether you need a 4th bedroom, playroom, or an office. Enjoy the tranquility of a sunroom, bringing the outdoors in. For those with hobbies and dreams, a 2700 sq ft shop with 16 ft doors is a dream come true. A double carport with RV accommodations ensures your adventures are always ready to roll. Plus, you're just minutes from Lake Dardanelle. This property is a haven of comfort, space, and versatility. Don't miss your chance to call it home!



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$359,900	\$359,900	\$359,900
% Down	3.50%	0.00%	5.00%
First Loan	\$353,380	\$367,637	\$341,905
Term	30 Years	30 Years	30 Years
Rate	6.375%	6.125%	6.875%
APR*	7.480%	6.387%	7.477%

CASH TO CLOSE			
Down Payment	\$12,597	\$0	\$17,995
Closing Costs	\$13,123	\$2,191	\$4,225
Prepays/Impounds	\$3,785	\$3,785	\$5,431
Total \$ Required	\$29,505	\$5,976	\$27,651

HOUSING EXPENSE			
First Loan P & I	\$2,205	\$2,234	\$2,246
Taxes, Ins & MI	\$477	\$318	\$586
Total Monthly Pmt	\$2,682	\$2,552	\$2,832

*APR = Annual Percentage Rate

The Grinnell Group
REALTOR®

📞 479.926.6761
✉️ klrw1117@kw.com



Keller Williams Platinum Realty
3300 South 70th
Fort Smith AR 72903

Derek D Bobadilla
Branch Manager

NMLS# 820270/ NMLS# 1660690
📞 (909) 270-4647
🌐 Bobadillafinanceteam.com
📞 (909) 530-3114
✉️ derek@bobadillafinanceteam.com



Bobadilla Finance Team Home Loans
28200 Highway 189 F240 #26
Lake Arrowhead CA 92352



Rates effective 01/25/24. This is informational only and should not be relied upon by you. Keller Williams Platinum Realty is not a mortgage lender. Contact Bobadilla Finance Team Home Loans to learn more about your eligibility for its mortgage products. Bobadilla Finance Team Home Loans NMLS#820270/1660690 NOTICE - This is not a commitment to lend or extend credit. Restrictions may apply. Information and/or data are subject to change without notice. All loans are subject to credit approval. Not all loans or products are available in all states. The Credit score used for these quotes is 760 or higher. Bobadilla Finance Team Home Loans NMLS#820270/1660690