



# 3001 Windrift Cv, Fort Smith, AR 72903



Welcome to this immaculate Mid Century Modern house nestled along the Arkansas River, offering a breathtaking panoramic view from the entire back of the home. Meticulously rebuilt in 2019, this 5-bedroom, 3-bathroom residence seamlessly blends modern luxury with timeless design. Inside of the home you will find a large gas cooktop, instant hot water and plenty of cabinet space in the kitchen, formal dining room, 2 offices, a large laundry room with extra storage and a pantry, tornado shelter, irrigation system, gated RV parking along the side of the home and screened-in porches along the back of the house so you can enjoy the river views. Don't miss the opportunity to make this extraordinary property your home!



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$474,900	\$474,900	\$474,900
% Down	3.50%	0.00%	5.00%
First Loan	\$466,297	\$485,110	\$451,155
Term	30 Years	30 Years	30 Years
Rate	6.750%	6.500%	7.375%
APR*	7.872%	6.770%	7.975%

CASH TO CLOSE			
Down Payment	\$16,622	\$0	\$23,745
Closing Costs	\$16,695	\$2,602	\$4,898
Prepays/Impounds	\$4,327	\$4,329	\$6,521
<b>Total \$ Required</b>	<b>\$37,644</b>	<b>\$6,931</b>	<b>\$35,164</b>

HOUSING EXPENSE			
First Loan P & I	\$3,024	\$3,066	\$3,116
Taxes, Ins & MI	\$505	\$295	\$648
<b>Total Monthly Pmt</b>	<b>\$3,529</b>	<b>\$3,361</b>	<b>\$3,764</b>

\*APR = Annual Percentage Rate

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Bobadilla Finance Team Home Loans



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