

2710 Parkway LN, Van Buren Ar 72956



Beautiful 4 bedroom, 2.5 bath home with a 3 car garage located in the very desirable Park Ridge at Lee Creek Subdivision is complete with a gorgeous view! This home features a spacious layout, 12 foot ceilings, and an open floor plan where the kitchen, dining room and living room seamlessly flow together. The primary bedroom with en-suite bathroom is located on the first floor while the 3 remaining bedrooms and second living room with a kitchenette are located downstairs in the walk-out basement. One of the standout features of this property is the large lot with breathtaking views of the surrounding area! Don't miss the opportunity to make this exceptional house your dream home!



Financing	CONV	VA	FHA REG
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$499,900	\$499,900	\$499,900
% Down	5.00%	0.00%	3.50%
First Loan	\$474,905	\$510,647	\$490,845
Term	30 Years	30 Years	30 Years
Rate	7.375%	6.250%	6.500%
APR*	7.975%	6.514%	7.604%

CASH TO CLOSE			
Down Payment	\$24,995	\$0	\$17,497
Closing Costs	\$5,044	\$2,692	\$17,472
Prepays/Impounds	\$7,399	\$5,039	\$5,039
Total \$ Required	\$37,438	\$7,731	\$40,008

HOUSING EXPENSE			
First Loan P & I	\$3,280	\$3,144	\$3,102
Taxes, Ins & MI	\$772	\$400	\$621
Total Monthly Pmt	\$4,052	\$3,544	\$3,724

*APR = Annual Percentage Rate

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REALTOR®
License #: SA00077905

📞 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



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