



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	\$349,900	\$349,900	\$349,900
% Down	3.50%	0.00%	5.00%
First Loan	\$343,561	\$357,422	\$332,405
Term	30 Years	30 Years	30 Years
Rate	6.625%	6.500%	7.125%
APR*	7.748%	6.770%	7.726%

CASH TO CLOSE			
Down Payment	\$12,247	\$0	\$17,495
Closing Costs	\$12,813	\$2,155	\$4,166
Prepays/Impounds	\$3,753	\$3,772	\$5,353
Total \$ Required	\$28,813	\$5,927	\$27,014

HOUSING EXPENSE			
First Loan P & I	\$2,200	\$2,259	\$2,239
Taxes, Ins & MI	\$470	\$315	\$575
Total Monthly Pmt	\$2,670	\$2,574	\$2,815

*APR = Annual Percentage Rate



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