



### One Page Report



Single Family Residence  
 MLS #: 02362964  LP \$173,500 S A  
 Address: 11985 PLANTATION PKWY  
 CITY FAYETTEVILLE ZIP 30215- LotTrctSte:  
 CNTY CLAYTON AR 161- CLAY  
 SUBDIV: ST ANDREWS  
 Ownership: FSD FEE SIMPLE DETACHED  
 List Date: 01/24/2008 Exp Date: 08/24/2008  
 Map: 3118 Top Grid: C Side Grid: 09  
 LL: 0850 DIST: 05 LOT: 0 BLK: A  
 Lot Dim: 0  
 Plat Book: 0 Plat Page: 0  
 Tax ID: 05085D A001  
 Taxes: 1,624 Tax Yr: 2006 Yr Built: 1991  
 Fireplaces: 2 Warranty: Y Assoc Fee: 380



Elementary School: **RIVERS EDGE** Middle School: **LOVEJOY** High School: **LOVEJOY**  
 Bedrooms: 4 Bedrooms Up: 4 Bedrooms Main: 0 Bedrooms Low: 0  
 Full Baths: 2 Full Baths Up: 2 Full Baths Main: 0 Full Baths Low: 0  
 Half Baths: 1 Half Baths Up: 0 Half Baths Main: 1 Half Baths Low: 0

Remarks: **THIS LOVELY LAKEVIEW HOME HAS A SPACIOUS OPEN KITCHEN, FRENCH DOORS OFF OF DININGRM, HARDWOODS, STACKED STN F/P, MSTR HAS F/P, TREY CEILINGS & CROWN MOLDING. ENJOY PRIVATE BKYD & FRONT PORCH. MUST SEE!**

Directions: **FROM FAYETTEVILLE; TAKE SOUTH JEFF DAVIS (BECOMES NORTH BRIDGE AT INMAN) LEFT ONTO PLANTATION PKWY. FOLLOW TO HOUSE ON LEFT.**

Listing Broker: **THE HOME SOURCE REALTO** Broker Code: **PCMG01** LB#: **770-487-9722**  
 Listing Agent: **KEVIN R. SCHULT** LA's ID: **SCHULTKEVIN** LA#: **770-487-9722** Pager: **770-633-3665**  
 Owner: **SCHULTK** Owner's # **770-716-0397** CO: **3.00**

Amenities: **CLUBHOUSE,GOLF COURSE,LAKE,PLAYGROUND,POOL,TENNIS COURTS,NEIGHBORHOOD ASSOC.**  
 Basemnt: **SLAB**  
 Const: **ALUMINUM/VINYL**  
 Cooling: **ELECTRIC,CENTRAL**  
 Exterior: **DECK/PATIO**  
 Heating: **GAS,CENTRAL,FORCED AIR**  
 Kit/Bfst: **BREAKFAST AREA,PANTRY**  
 Lot Desc: **.5-1 ACRE,LEVEL,WOODED**  
 Parking: **GARAGE,SIDE/REAR ENTRY,2 CAR**  
 Rooms: **DEN,DR-SEPARATE,LR SEPARATE**  
 Showing: **COURTESY CALL LV MSG,LOCKBOX GAMLS COMPATIBLE,9AM EDT TO 10PM EDT**  
 Stories: **2 STORIES**  
 Style: **TRADITIONAL**  
 W/Sewer: **PUBLIC WATER**

OLP: \$189,900 DOM: 182 SP: OMD: CLD: SB: SCD: 0