



Spring Street Home and Income Producing Guest Cottage

\$349,000

Address:
265 Spring Street Eureka Springs,
72632 Arkansas

Bedrooms: 4

Bathrooms: 3

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You'll love the ambience and character of this renovated Victorian home that neighbors some of Eureka Springs' most notable residences of the "Silk Stocking District." Large wrap-around porches push the home's curb appeal up a notch and invite you to relax and unwind. Two vintage Eastlake front doors served gentlemen and ladies going into their respective parlors in the late 1800s. Today, one door leads into the home's foyer and the other into a home office. Hand-scraped heart pine floors, a built-in bookcase, heavy molding and an elaborate chandelier with glass globes make a dramatic statement in the office, which could serve as a bedroom. A set of French doors in the foyer open into a spacious living room that is flooded with natural light from two walls of windows. A gas fireplace built into the wall creates a cozy room to curl up on the sofa and relax. The adjoining kitchen has abundant storage with custom cabinetry, and concrete counter tops and a tiled backsplash. Tiles also cover the floors in the kitchen and living room which are heat controlled for comfort in cooler months. The powder room has an exposed brick chimney in the corner and a porcelain pedestal sink. Stairs in the foyer lead to three ground floor bedrooms and a central reading room. Custom built cabinets frame the French doors into the master bedroom which has a wall of southern exposure windows. The new master bath has a glass and tile shower with multiple massaging jets and a rain head. There's also a large porcelain clawfoot soaking tub and a custom double vanity with a granite counter. A stained glass window, blown glass pendant lights and a crystal chandelier add to the room's sense of being pampered. Large his and her walk-in closets with a washer/dryer adjoin the master bath. A large guest bedroom with wood floors and a smaller guest bedroom currently used as an artist studio complete the lower level. Several financing options makes this a great buy for investors or buyers looking for an income. A outdoor staircase on the street level has a charming pergola that creates a welcoming entrance to the side yard. A koi pond made of native stone is filled with flowering water plants and goldfish. A large wooden deck partially covered by a larger pergola is the perfect spot to relax and unwind. Stone paths meander thru the gardens of hostas, lily of the valley, and other perennials, and back towards the two-story guest house. The guesthouse is licensed as a B&B suite and provides a great income. The main level has an open living area with a queen bed and a sitting area. The lower level offers a full contemporary kitchen with stainless steel appliances, custom cabinetry and tile floors. The bath is spacious with a tiled tub/shower and a stained glass window. You'll have everything you could want including a great location on the most sought after section of the Historic Loop. This house has numerous possibilities and is the perfect home for many situations -- whether you're looking for a full-time residence, weekend getaway, a guest house for a family member, or want to generate an income from lodging. It's an easy walk to downtown shopping and dining and there is off-street parking in back.

MLS #:

Listing Type: For Sale

Property Type: Multi-use

Style: Victorian

Lot Size (acres):

Size (square feet): 2296

Year Built: 1890

Additional Buildings:

Guest Cottage

Submission Date: 12-12-2017

Last Update: 12-13-2017