

## **1189 CR 635 Berryville, AR.**

### **Property Assets and Uniqueness**

Location is very convenient to Berryville, yet Private and Secluded on Wilkins Mountain named for Solomon J. Wilkins who homesteaded the place.

View Top of the Mountain long distant views can see Cosmic Caverns, Oak Grove Ball field lights, fireworks at Shell Knob, Kimberling City, Chateau on the Lake, When clear easy to see Sheppard of the Hills Tower at Branson, Rock Bluff across from Entrance to marina near Table Rock Dam, Tower to South at Crystal Mountain, Saunders Heights, Pension Mountain.

Live Water, Big Pond that's spring fed year round full and overflowing even in drought of 2011 & 2012, NEVER had to cut ice for livestock in winter, several springs 2 smaller duck ponds.

Wildlife, deer and wild turkey plentiful, eagles, great breezes on the hottest of days because of the Ridge, good mix of open pasture and timber, county road ends at the next property, no thru traffic. See the sun come up on the horizon and go down on the horizon. Perimeter fence and 1 cross fence. Good grass and hay for cattle.

Custom built Southern type design with wraparound porch on 3 sides, open floor plan throughout , Main floor has cathedral ceilings entire area, large foyer into great room, open area kitchen with custom built cabinets with pull outs and racks, breakfast area and dining area, lots of natural light, Cupola for moonlight, curved sweeping staircase in area open to bottom level with handrails & banisters from a local antique Berryville Home, stairway is metal wrapped in wood and has open raisers to allow view thru it. Two antique beveled glass entry doors, one has unique curved ribbon on lower panel, custom unique interior surrounds on dinning and Master bedroom exterior doors.

Dressing area at master closets allow 360 degree mirror view, fireplace in great room and master bedroom on main level, garden tubs, Jacuzzi in Master, country flame wood insert downstairs, sun area has washed stone floor with windows all around open to 2 levels great for year around flowers, several crystal light fixtures, 1 leaded stain glass light, passive solar design with cool tubes and operable cupola. Huge porch out Kitchen/Dinning, great view, open roomy laundry/utility area with shower and sink, unique 4x8 mirror with oil painting on it.

Truss design on Main floor allows for all open area with steel beams for support, Main floor ¾ tong/groove glued and screwed sub floor, low voltage wiring down stairs available for emergency lighting, 6 Exterior doors on Main level, 3 lower level, storms doors have glass & screen to change out for the seasons, mail level ceiling fans are Hunter brand, 6 inch exterior walls, old time wood cook stove downstairs with its own chimney, 4 separate chimney flues, 3 fireplaces and 1 cook stove, all triple wall stainless steel flue.

Water & Electric run to shop building; shop is 20x30 with overhang, water line T to add cattle water later.