

Hamptons

INTERNATIONAL



832 Atalanta Dr, Rogers, AR 72756

3 🏠 2 🛏

£450,000

(\$597,000)

Property details



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Key features

- **Basement: Other Basement**
- **Age: 31-40 Years Old**
- **Basement: Crawl Space**
- **Fireplace Count: 1 Fireplace**
- **Sewer: Septic**

Attributes

↕ **Gym**

Description

Location is everything, five minutes from downtown Rogers. Lakefront home in nice oversize lot. Beautiful views of Lake Atalanta. This home has a huge deck and great lower-level room for anything you would like to do, a gym, media room, or library, etc... There is a walking path down to the lake side for sightseeing, fishing, or just walking your doggie. This home is well maintained and is in move-in-ready condition. It's difficult to find such a nice lakefront home anywhere in NWA in this price range. See for yourself! HVAC system and water heater two years old, roofing five years old. Latest appraisal, blue prints, and notes from seller noting improvements on kitchen counter, Call-Text-Email with any questions, Thanks much!































nothing in the terms of this paragraph shall be constructed to prevent the use of a temporary structure by a construction company as a temporary office or headquarters during the period of development and construction of this addition.

7. **LIVESTOCK AND POULTRY:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats and other household pets may be kept provided that they are not kept or maintained for commercial purposes.

8. **GARBAGE AND REFUSE DISPOSAL:** Trash, garbage or other waste shall not be kept upon any lot except in sanitary containers. Grass, weeds and vegetation shall be kept mowed and cleared at regular intervals on each lot by the owner thereof so as to maintain the same in a neat and attractive manner. No debris shall be allowed to accumulate upon any lot. Dead trees, shrubs, vines and plants shall be promptly removed from each lot. The Property Owners Association shall have the right, privilege and option to cause any unkept lots to be mowed and to remove dead trees, plants or other vegetation and debris from such lot if, after ten days' notice, in writing, from the Property Owners Association to the owner, the owner has failed or neglected to do so, and the Property Owners Association shall be entitled to a lien on such lot for the cost of such work.

9. **SIGNS:** No sign of any kind shall be displayed to the public view on any lot, except a sign no more than three (3) square feet to advertise the lot for sale.

10. **PROPERTY OWNERS ASSOCIATION:** For the purpose of maintaining areas to be used in common with some or all of the residents and owners of property in the addition, the streets, the street lights, drainage and such other activities and undertakings as may be for the general use and benefit of owners and residents of the property, each and every lot owner, in accepting a conveyance of any lot in this addition, agrees to and shall become a member of and be subject to the obligations and duly enacted by-laws and rules of the Atlanta Point Property Owners Association, a non-profit corporation.

11. **LIEN FOR ASSESSMENTS AND DUES:** All owners of

BENTON COUNTY, ARK.

WHEREAS, Ray Harris and Mary Jean Harris, husband and wife, herein called Owners, have caused certain lands owned by them to be platted into an addition known as Atalanta Point Addition to the City of Rogers, Benton County, Arkansas; and

WHEREAS, Owners desire to provide for the use of property for the highest of residential uses and to restrict its uses as such;

NOW, THEREFORE, Owners hereby adopt the covenants stated herein and agree that the stated covenants shall apply to all of the property now platted as Atalanta Point Addition to the City of Rogers, Benton County, Arkansas, as covenants running with the land:

1. ZONING: The R-1 zoning requirements of the City of Rogers, Arkansas, in effect on the date of the signing of these covenants shall be met and maintained as to all lots.

2. LAND USE AND BUILDING TYPE: No lot in the addition shall be used for any other purpose than single-family residential. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling and each such dwelling shall have a private garage or carport for the storage of not less than two automobiles. No business or commercial use shall be carried on or permitted in any structure or in any portion of this addition in keeping with the general plan to develop property for the highest class of residential occupancy.

3. ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plan and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation approval shall be as in paragraph four.

4. ARCHITECTURAL CONTROL COMMITTEE: This committee is composed of Ray Harris, or his designee. The committee's approval or disapproval as required in these Covenants shall be in writing. Should any plan submitted fail to be approved or disapproved after plans and specifications have been submitted, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

interest at the highest lawful rate per annum from the date the same become due until they are paid, and the association shall be entitled to a reasonable fee for its attorney when their services become necessary to collect delinquent assessments, all of which shall be a part of the lien for dues.

12. **TERM.** These Covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of thirty (30) years from the date these Covenants are recorded, after which time said Covenants shall be automatically extended for successive periods of ten (10) years. These Covenants may be changed at any time by a recorded instrument which has been signed by a majority of the then owners of the lots agreeing to change said Covenants in whole or in part.

13. **ENFORCEMENT.** Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any Covenant either to restrain violation or to recover damages.

14. **RESPONSIBILITY.** Violation of any one of these Covenants by a person or persons shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the Owners have hereunto set their hands and seals this 17th day of September, 1987.

[Signatures]

ACKNOWLEDGMENT

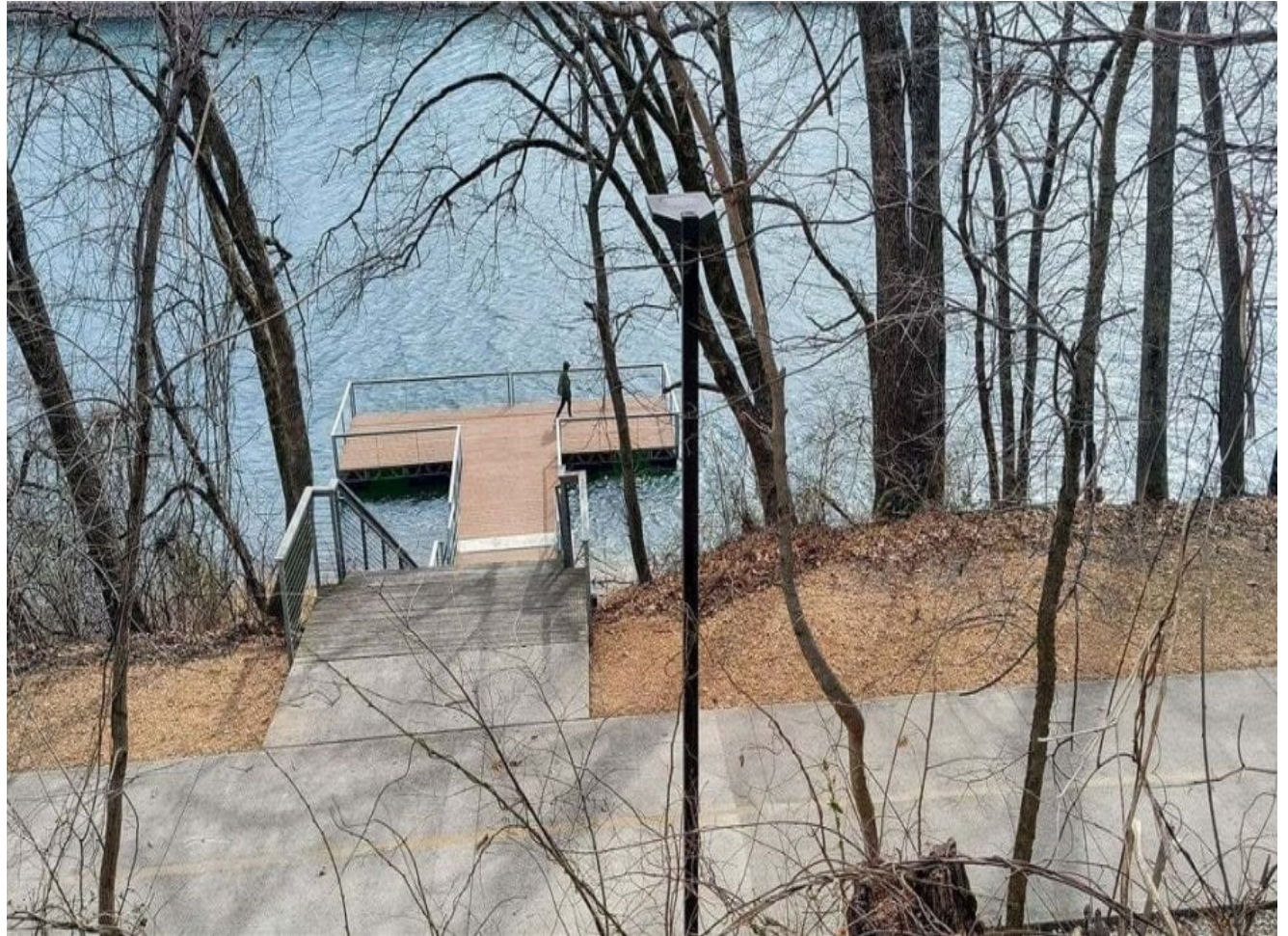
STATE OF ARIZONA |
COUNTY OF MARICOPA |

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County aforesaid, duly commissioned and acting RAY HARRIS and MARIE ZANE HARRIS, husband and wife, to be well known as the OWNERS in the foregoing Protective Covenants and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

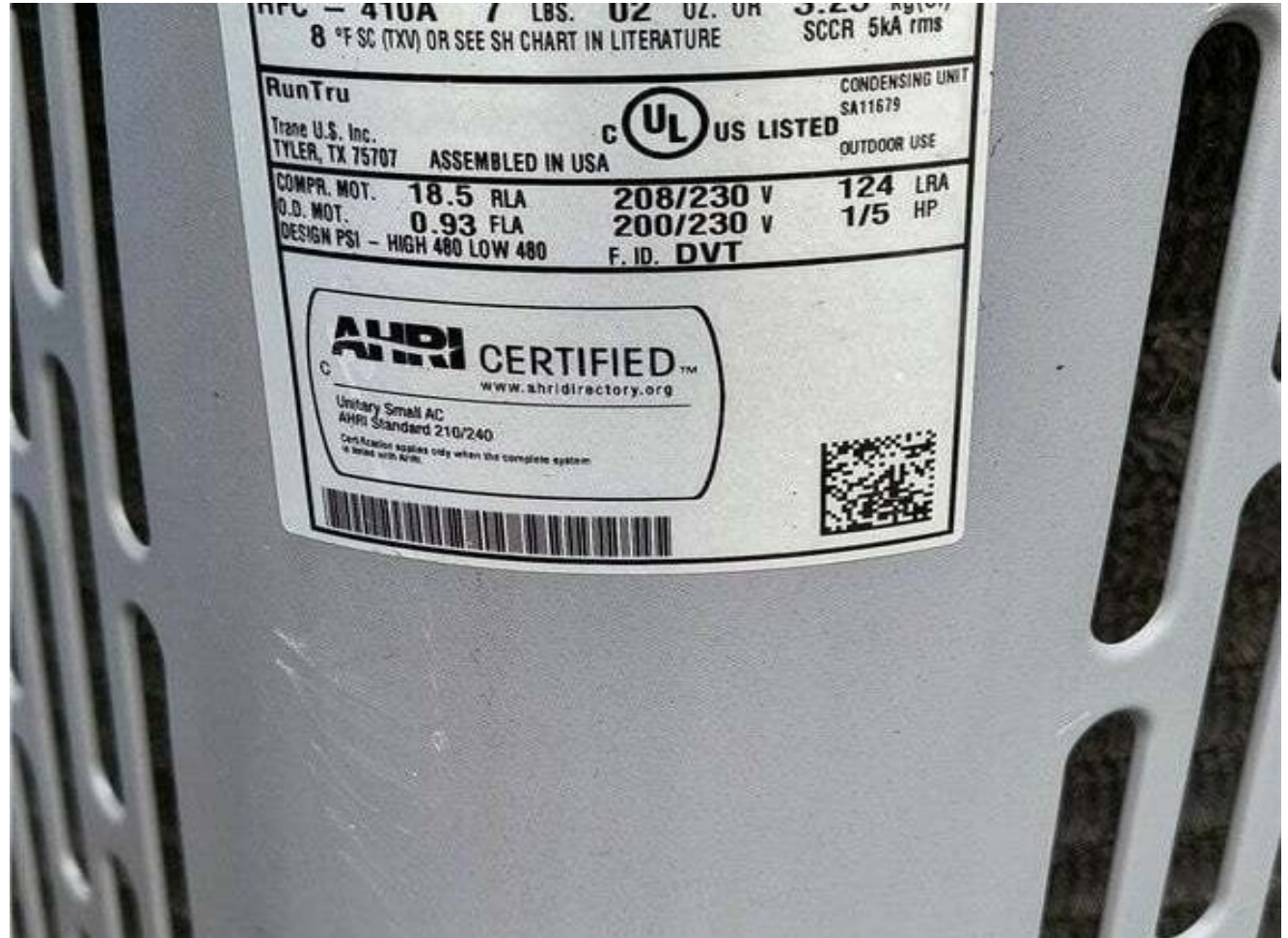
WITNESSED by hand and seal of said Notary Public this 17th day of September, 1987.

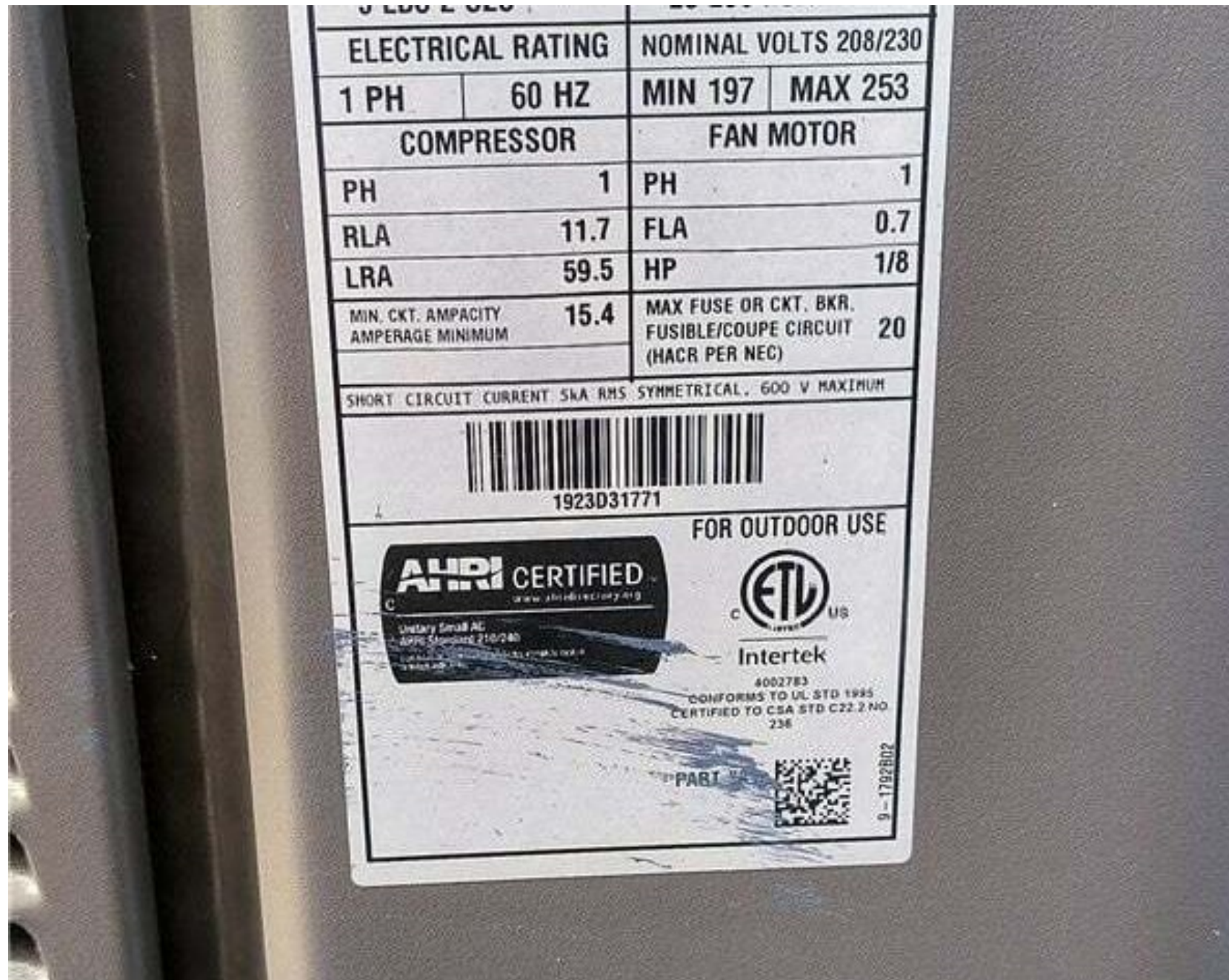








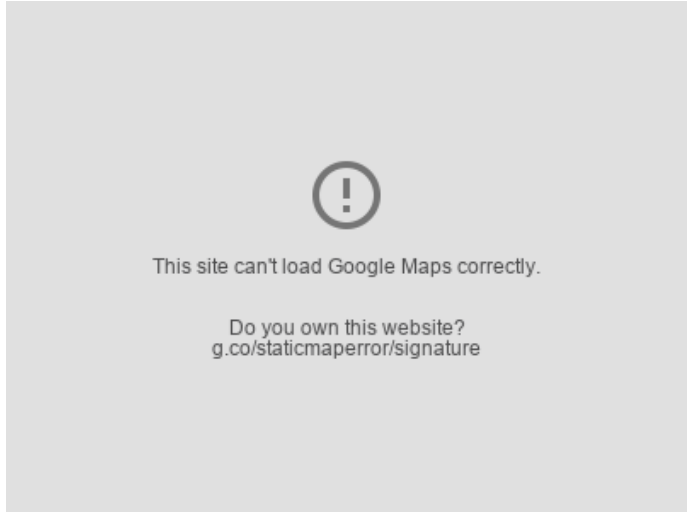
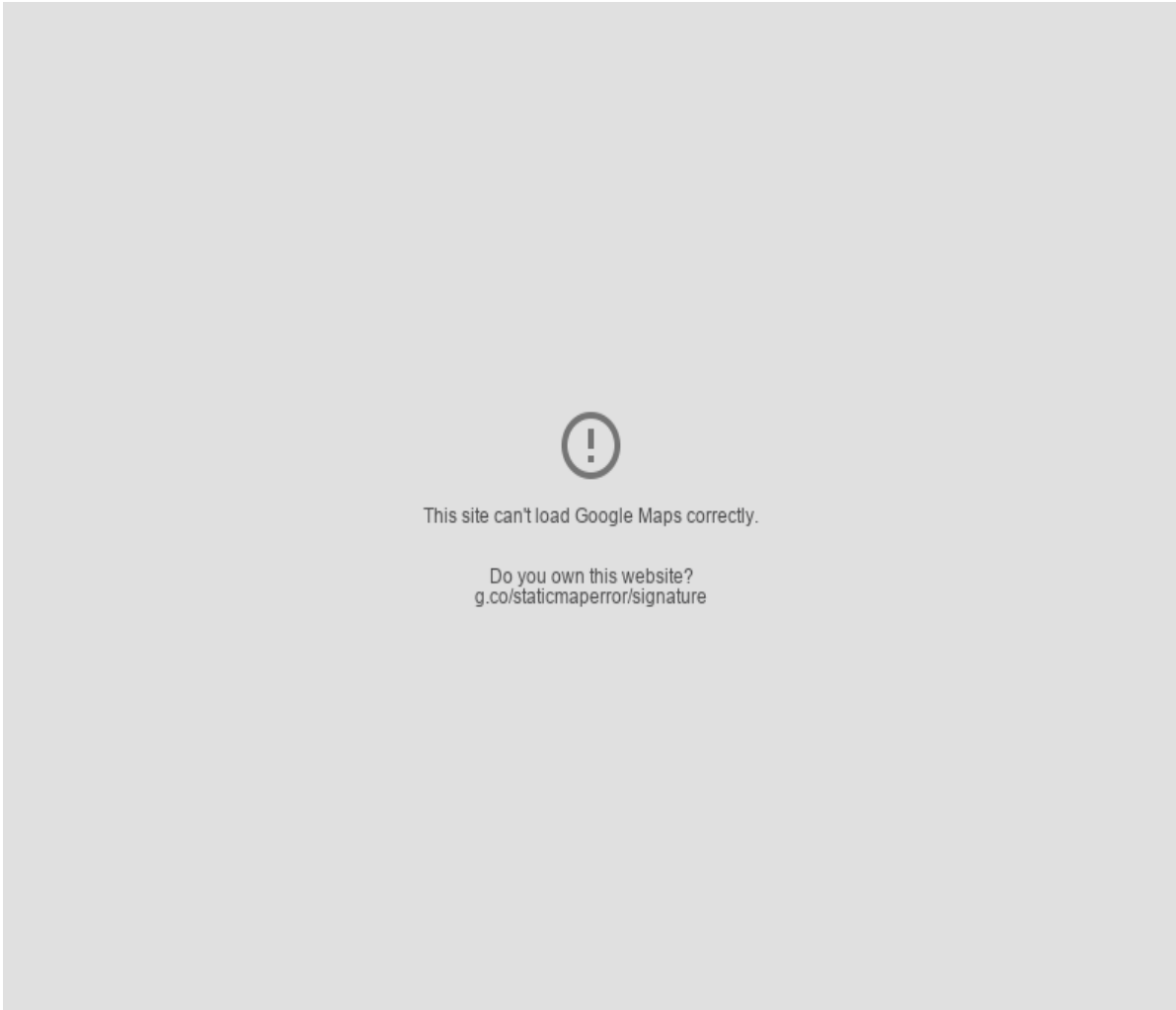






HVAC - New	2023
Dishwasher - New	2024
Refrigerator (Convey)	2024
Water Heater	2023
Termitte Inspection	11/2025

Location



Hamptons

INTERNATIONAL

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