



\$ 319,900



301 Fallen Ash Rd, Yellville, AR 72687

- » Beds: 5 | Baths: 1 Full, 1 Half
- » MLS #: 130712
- » Single Family | 2,587 ft<sup>2</sup> | Lot: 82,764 ft<sup>2</sup> (1.9 acres)
- » More Info: [301FallenAshRdYellville.IsForSale.com](https://www.301FallenAshRdYellville.IsForSale.com)



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**CENTURY 21®**

LeMac Realty East  
40 Plaza Way, Suite 180  
Mountain Home, AR 72653  
(870) 492-7653

This freshly remodeled 5BR/1.5BA home offers gorgeous country views in the heart of Yellville. Perched high on a hilltop above town, the 1.9 AC property boasts plenty of room to garden or tinker around in the oversized 2-car garage/workshop. A charming farmhouse exterior gives way to contemporary style inside, with vaulted ceilings and elegant entryways to greet you in the spacious open-concept living areas. New appliances, flooring, porch, ductless mini-split HVAC system, custom cabinetry, & bespoke finish work provide all the modern conveniences, while original touches like the root cellar and stonework infuse the home with old-world grace. With 4 bedrooms and a huge bonus room (or extra bedroom!) upstairs, this home has more than enough space to spread out. Take advantage of warm summer evenings on the covered front porch, or grill out on the patio area around back. Located just minutes from Crooked Creek, Bull Shoals Lake, and the White River, this is a one-of-a-kind property!

