



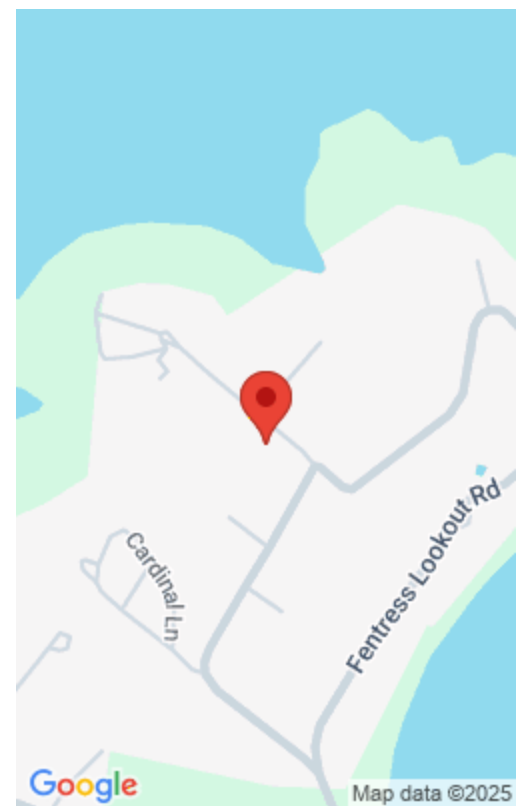
**\$294,000**

**31 FRIENDSHIP RD, FALLS OF ROUGH, KY  
40119, USA**

<https://tonyclark.com>

Motivated Sellers! Any reasonable offers will be considered!  
Prepare to be charmed by this cute-as-a-button 2022  
manufactured home in the great location of Fentress Lookout  
Subdivision at Rough River Lake! When you walk through the  
front door the open floor plan will impress you with a spacious  
kitchen and living room. There is a nice [...]

- 3 beds
- 2 baths
- Single Family Residence
- RESIDENTIAL
- Active



---

## Basics

**Date added:** Added 2 weeks ago

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Category:** RESIDENTIAL

**Status:** Active

**Half baths:** 0 half baths

---

## Details

**Total Finished Sq ft:** 1800 sq ft

**Above Grade Finished SqFt (GLA):** 1800 sq ft

**Below Grade/Basement Finished SF:** 0 sq ft **Lot Size:** .6 acres

**Type:** Single Family Residence

**County:** Grayson

**Area/Subdivision:** ROUGH RIVER

**Garage Type:** Garage-Double Detached

**Construction:** Vinyl Siding

**Foundation:** Crawl Space

**# of Stories:** One

**Year built:** 2022

**Area(neighborhood):** Owensboro

**Heating System:** Heat Pump

**Floor covering:** Carpet, Vinyl

**Basement:** None

**Roof:** Metal

---

## Amenities & Features

**Interior Features:** Ceiling Fan(s), Other-See Remarks, W/D Hookup, Walk-in Closet

**Amenities:** Central Air, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Heat Pump, Microwave, None, Range, Refrigerator, Washer

**Features:** Electric, Other-See Remarks, Porch Front

---

## Listing Information

**Listing Provided Courtesy of:** GREATER ROUGH RIVER REALTY GROUP

