



\$ 485,000



13125 Cunard St, Fayetteville, AR 72704

- » Beds: 4 | Baths: 3 Full
- » MLS #: 1351132
- » Single Family | 2,500 ft² | Lot: 20,813 ft²
- » More Info: 13125CunardSt.IsForSale.com



Erica LANNING
(479) 200-4983
ericalanningre@gmail.com



Weichert Realtors The Griffin Co.
5100 South Thompson Street
Springdale, AR 72764
(479) 756-1003

This beautifully maintained home on a peaceful .48-acre lot is just outside of town. Enjoy an excellent central location with easy access to Tontitown, Springdale, or Fayetteville. If you love the Tontitown area but it feels out of reach, this is an affordable way to enjoy the convenience, amenities, and lifestyle of the area. This home features a spacious bonus room with a full bathroom and walk-in closet, offering great flexibility for guests, a home office, or additional living space. There are 3 bedrooms on the main level with 2 bathrooms, formal dining, and a very efficient kitchen style that is sure to please. The enclosed patio conversion adds just a little extra room for a great sitting area. The fenced in back yard is a great place to enjoy family events, build your dream pool, or just relax and enjoy the beautiful weather. The shop is already supplied with electric! Relax in the peaceful setting and even birdwatch the nearby eagle's nest. Up to \$8,000 lender credit through preferred lender.

