

Overall:

- 1,989 SF
- 3 bedrooms, 2 baths
- 2-car garage
- 0.12 acres
- Maintenance-free lawn care (maintained by POA)
- Immaculate single-level home in the highly sought-after Cottages at Old Wire community. Situated only steps from Root Elementary School in East Fayetteville, the Cottages is small, tight-knit community of well-manicured homes in a prime location.
- Built by Buffington Homes of AR in 2015, this open concept floor plan lends itself to incredible features including vaulted ceilings with beams in the Family Room as well as 10-foot ceilings throughout. The hardwood flooring is extensive and there are granite countertops throughout.
- Thanks to the current homeowner, this home has been entirely repainted, lighting has been upgraded, custom window treatments have been added, all carpet has been replaced, owner's suite bath hardware upgraded and all toilets have been replaced. It's ready for you!
- With so many fans of the Cottages at Old Wire, this one is guaranteed to go quick. Schedule your showing today!

Interior:

- Enter the home through an elongated entryway leading to the open concept Kitchen / Living / Dining areas. The kitchen is home to a massive kitchen island with 3cm colonial white granite countertops and Frigidaire appliances including a stainless steel 36-inch 5-burner gas cooktop (dishwasher, microwave and wine fridge updated in 2022). Custom shaker cabinets painted a light gray and designed by Justus cabinets feature spice racks on either side of the cooktop and a gorgeous accent color on kitchen island. The current homeowner has installed additional under and over cabinet lighting to elevate the space. The open space opposite the Kitchen perfect for a bar or bookshelves. Coat closet included!
- The Living room is home to a gas burning fireplace flanked by a glass subway tile surround mirroring the Kitchen backsplash. The ceiling here is vaulted and includes fantastic beams painted to match the kitchen island.

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- The spacious Owner's suite includes a darling bay window and brand-new plush carpet. Enter the spa-like bath to find double vanities with custom shaker cabinets – one side is elongated to include knee space for sitting. Both vanities include large, framed mirrors above painted to match the cabinets. The walk-in shower includes frameless glass and sleek gray tile matching the floor and trim around the built-in jacuzzi tub with jets. There is a separate water closet, an abundance of storage in linen closet, and the incredible oversize walk-in closet is an absolute dream!
- The Kitchen, Living, and Dining areas feature engineered composite hardwoods.
- Emphasis on natural light throughout and an abundance of large windows.
- Ceilings are 10' with vault at the Living room. Interior doors are all 8' leading to a feeling of spaciousness in every area.
- Extensive double-stage crown molding throughout. Walls and trims are newly painted "Snowbound" white with complimentary sheens per location.
- Oversize laundry room with huge storage closet as well as cabinet storage with hanging space.

Exterior:

- *Put down the yard work!* In the Cottages at Old Wire, the POA maintains all front and back yards, the flower beds and the entrance / common spaces in the community.
- 2-car garage with epoxy finished flooring
- Back yard is fully-fenced (6' cedar privacy on sides, stucco dividing wall at rear) and features a large covered Patio with cedar beams and a professionally landscaped yard. TV connection included on covered patio.
- Double Pane Low E windows throughout
- Keyless entry at Front Door
- Front and back yard irrigation

In 2022: the current homeowner:

- Repainted all walls, ceilings, doors, trim and cabinets.
- Replaced all carpet with new Tom January. Living room rug cut to match carpet and available for purchase.
- Installed new Norman shade window treatments by NWA Window Décor.
- Updated light fixtures throughout, added new can lighting and under/over lighting at Kitchen.
- Removed ceiling fans - wiring and separate switch still intact.
- Upgraded bathroom fixtures to the Blue Collar Collective from Town & Country Plumbing.
- Added Alarm.com security system including cameras, new smoke & CO2 detectors, new ecobee thermostat and new keyless door entry.
- Re-designed flower beds and installed new plantings in the back yard.

Monthly utilities:

- \$230.00 / Electric
- \$13.00 / Gas
- \$75.00 / Water/Sewer/Trash/Recycle
- \$187.50/ POA (\$2,250.00 paid annually)