

Overall:

- 3,156 SF.
- +/- 0.96 acre lot.
- Located in Central/East Fayetteville .2 miles from Gulley Park and along the Razorback Greenway: 40 miles of world-class arts, culture, and recreation.
- 4 bedrooms (one currently used as an office / fitness / playroom) on one level with hardwood floors and large walk-in closets throughout the Ranch Style Home.
- 3 full baths, 1 half baths.
- 2 living rooms, 1 with Wood Burning Fireplace.
- 4-car garage spaces: 2-car attached garage with 8ft Custom Doors and 2-car detached garage (25'x25')
- Updates and year completed:
 - 2013 - New HVAC system.
 - 2014 - Completely remodeled existing house.
 - Built new larger primary suite on the North Side (creating two primary suites).
 - New water heater.
 - New attic insulation.
 - 2016 - New garage motors. One Motor is WIFI enabled using myQ.
 - 2022 - New roof.
 - 2023 - New liners and gas line in fireplaces.
 - New tile & fixtures in half bath.
 - Touch-up paint & flooring, whole house.
 - New evergreens in landscaping beds.
 - New gravel courtyard with drip irrigation in planters.

Interior:

- One-level Ranch Style home with generously sized rooms and hardwood floors throughout.
- Completely updated and move-in ready.
- Large open dining / kitchen / living spaces with two living rooms.
- Walk-in pantry & utility room.
- Grand eat-in kitchen with gorgeous quartzite countertops and double islands:
 - Chef's kitchen with expansive counter space and custom cabinets.
 - Barstool seating with storage on both islands, prep or serving space and more storage including a built-in pet feeding station on the second island.
 - Designer grade countertops, backsplash tile, and light fixtures.
 - Gas cooktop with 5 burners, full-size electric oven, and microwave convection oven.
 - Custom cabinets have adjustable shelving, glass-front doors for display, coffee or other large appliance station behind cabinetry, bar area with built-in wine storage cubbies and hanging stemware racks.
 - Walk-in pantry has 5 rows of L-shaped shelving and electrical outlets.
- Living area adjacent to the kitchen features a large wood-burning fireplace, bricked to the ceiling. Flush mount speakers are wired to a tinted glass-front AV equipment cabinet (where HDMI cords are available to connect 10 total speakers). The fully covered deck area can be accessed through one of two glass doors located in the living area, or in the kitchen. The covered deck includes a wood burning fireplace with brick to the ceiling and is an extension of the interior living 10 months out of the year.
- Larger living room adjacent to the dining and entry foyer continues the hardwood flooring and built-in sound system, offers plenty of wall space for TV's, furniture, and art, and is well-lighted by a three-window east-facing wall.
- Half bath with marble mosaic tile on a herringbone pattern and pedestal sink is located just off the kitchen and dining areas for easy guest-access.
- The 2013-2014 remodel and expansion added an entirely new primary suite with vaulted ceilings and a sitting area. The hardwood flooring and built-in speakers continue into the suite. Floor-to-ceiling tile surrounds the walk-in shower with frameless glass & separate soaking tub, positioned across from a double sink vanity and separate dressing table vanity. The large walk-in closet with custom drawers and shelving completes the luxury suite.
- The second (original) primary suite is an oversized bedroom with large windows, a walk-in closet, and ensuite bath with separate rooms for the vanity/storage and toilet/shower areas.
- Bedroom three continues the hardwood floors and walk-in closet theme, adjacent to the hall bath with double vanity sinks and tub with tile surround to the ceiling.
- Bedroom four, currently used as an office & fitness/playroom with glass French doors, offers a built-in desk area and custom drawers & hanging space in the closet.
- *All draperies and curtain hardware convey.*
- *If interested in purchasing this home fully furnished, please inquire for price.*

Exterior:

- On just shy of an acre in the center of Fayetteville (10 feet from the Razorback Greenway: 40 miles of world-class arts, culture, and recreation), the manicured grounds create a private, park-like retreat, fenced on 3 sides, with beautiful old oak trees and irrigated fescue grass.
- Painted brick and stone exterior with 25' x 25' detached two-car garage, perfect for extra Storage, Cars and Yard equipment. *Seller has architectural drawings for a two-bedroom mother in law suite conversion, available upon request.*
- Bricked courtyard entry features covered front porch and irrigated gravel beds with planters on drip-irrigation.
- Exterior lighting includes 15 low-voltage lights, one motion light and two spotlights.
- Covered and uncovered ultra-private custom built deck area (36 x 20) includes:
 - Wood burning fireplace
 - Blinds to enclose for winter
 - Gas line for grill
 - Outdoor living room with mounted TV
 - Outdoor dining area (covered and uncovered options)
 - Mounted darts, ring toss, and basketball goal
 - Electric line run for hot tub (no hot tub currently in place)
 - Speakers
- Yard is fenced across the back. *Upon request, seller has an estimate to add a fence and gate across the front.*
- HVAC system serviced bi-annually by Sturdivants.
- Flower beds with peonies, hydrangeas, holly, arborvitae, elephant ear, hostas and more. Landscaping maintenance is performed routinely.
- Utilities' monthly averages:
 - \$24/month - Alarm.com
 - \$100 - \$224/month (with and without sprinkler system active) - Water
 - \$150/month - Electric
 - \$150/month - Gas
- *The exterior mounted camera system is hard-wired. Cameras mounted on the house convey.*
- *Please inquire for fully furnished price and details.*