

Overall:

- 4,430 SF.
- +/- 1.99 acre lot.
- Located in the Ridgemonte Estates neighborhood in East Fayetteville
- 4 bedrooms
- 3 full baths (2 ensuite, 1 dual-entry), 2 half baths.
- 2 living rooms
- Formal Dining Room
- Office
- Bonus Room
- 3-car garage
- Saltwater pool
- Updates and year completed:
 - 2014 - Covered outdoor living area & added fireplace
 - 2019 - Exterior paint, new pool liner
 - 2020 - Full remodel of kitchen and 3 bathrooms. Bonus room entertainment area and built-ins added.
 - 2022 - New high efficiency pool pump
 - 2023 - New salt converter for pool, new upstairs AC unit, new dishwasher, three bedrooms repainted, west-side landscaped and rock added.

Exterior:

- Just under 2 acres of flat lawn with mature autumn blaze maple trees in the quiet Ridgemonte Estates subdivision of East Fayetteville.
- Incredible morning and evening views of the southern and eastern sky.
- Painted brick exterior with professional landscaping on all sides.
- Large driveway offers plenty of parking inside and outside of the 3-car garage.
- Wrought iron fenced enclosed nearly 1 acre of back yard.
- Covered outdoor living area with TV and lounge seating.
- Pergola-covered outdoor fireplace with stone surround and island.
- Large saltwater pool with new salt converter (2023), new high efficiency pool pump (2022), and newer pool liner (2019).
- Utility Providers & Monthly Averages:
 - \$212 - Gas | Black Hills Energy (H - \$530 | L - \$40 | A - \$212)
 - \$209 - Electric | Ozarks Electric
 - Water / Trash - City of Fayetteville
 - Sewer - Septic
 - Phone/Internet - OzarksGo fiber

Interior:

- Spacious, well updated home, designed for entertaining.
- Oak hardwood flooring throughout the main level (tile in bathrooms).
- Real wood plantation shutters on large windows throughout the main level.
- Large living spaces on either side of the eat-in kitchen and breakfast nook.
- Half baths (2) conveniently located near both living areas.
- Walk-in pantry & utility room.
- Walk-in backpack nook and storage area.
- Formal dining room just off the entry foyer.
- Large size study on the other side of the entry foyer, with adjacent half bath.
- Kitchen remodeled in 2020
 - White quartz countertops with white subway tile backsplash to the ceiling.
 - Kitchen island with barstool seating, beverage refrigerator, and storage, prep and serving space.
 - Updated light fixtures over floating shelves, island, and breakfast table.
 - Stainless steel gas range with 5 burners, full-size convection oven, and hood vented to the outdoors.
 - Walk-in pantry has 5 rows of L-shaped shelving and electrical outlets.
- The smaller of the two living rooms flows between the formal dining room and kitchen. A bay window with plantation shutters looks out over the outdoor fireplace and pool area beyond.
- The larger living room has cathedral ceilings and a white marble surround at the gas-log fireplace. Built-in cabinets with lighted adjustable shelving line the east wall. And a second half bath updated in 2020 is located under the staircase across from built-in bookshelves.
- Four spacious bedrooms are laid out in a split-floorplan design upstairs with the laundry room located between the primary and secondary suites.
- The primary suite is oversized with vaulted ceilings and dual closets.
- Bedroom two has a walk-in closet and ensuite bath with white hexagon tile floor and shiplap vanity backsplash behind the quartz countertop.
- Bedrooms three and four share the second updated bathroom with matching white hexagon tile, painted shiplap backsplash, and white quartz vanity countertop.
- The bonus room offers a built-in media area with bench, cabinets, and beverage fridge, as well as large storage closet and built-in drawers.

