

# 1234 S Duncan Avenue

Fayetteville, Ar 72701



**List Price:** \$450,000  
**MLS#:** 1222366  
**Beds:** 4  
**Baths Full:** 4  
**Garage:** 1  
**Square Feet:** 1,950  
**Price / Square Foot:** \$230.77  
**Subdivision:** Wilsondunn Add  
**Type:** Residential  
**Built:** 1951  
**County:** Washington  
**School:** Fayetteville

## Description

Unique investment opportunity! Great location close to U of A, Baum Stadium, Fayetteville Greenway trail, and easy access to I-49. Fully remodeled 3 bedroom/3 bathroom home with a 1 bedroom/1 bathroom guest house in the back. Home has Luxury vinyl plank throughout, beautiful eat in kitchen with granite countertops, and each room has it's own bathroom. Guest house has a fully functional kitchen and a mini-split for heat and air. Total property rents for \$3000 a month (guest house included), fully furnished with utilities included up to \$350. \*No showings without an accepted offer. No sign, no lockbox. Please do not disturb the tenants. Buyer must honor 1 year least that begins on August 1, 2022.\*

## Property Details

Lot Size	0.33 Acres
Air Condition	Central Air,Electric
Amenities	Ceiling Fan(s), Eat-in Kitchen, Granite Counters, In-Law Floorplan
Appliances	Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Microwave Hood Fan,Microwave,Refrigerator,Washer
Exterior	Vinyl Siding
Fencing	Privacy,Wood
Listed By	Collier & Associates