

# 3603 Backus Avenue

Springdale, Ar 72762



**List Price:** \$1,800  
**MLS#:** 1265329  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,420  
**Price / Square Foot:** \$1.27  
**Subdivision:** Falcon Add #2  
**Type:** ResidentialLease  
**Built:** 1988  
**County:** Washington  
**School:** Springdale

## Description

LOCATION, LOCATION, LOCATION! 1.3 miles from the RAZORBACK GREENWAY. Pedestrian side-path (bike lane) currently under construction that will connect to the Razorback Greenway. CONVENIENCE! A MUST SEE PROPERTY OFFERING LARGE, FENCED REAR YARD. TOTAL REFRESHED ONE LEVEL HOME. 3 bedrooms/2 baths. New paint throughout. New wood laminate flooring in living room/hallway & bedrooms. New blinds. Freshly painted kitchen cabinets. All new kitchen appliances! PLUS washer/dryer for tenant convenience. INSTANT hot water. Walking distance to TG SMITH ELEMENTARY! QUICK ACCESS to I49 & 1 mile from a Walmart Supercenter.

## Property Details

Lot Size	0.25 Acres
Air Condition	CentralAir,Electric
Amenities	Pantry, ProgrammableThermostat
Appliances	Dishwasher
Fencing	Fenced,Privacy
Listed By	Lindsey & Associates Inc Bentonville