

## 37 Sandhurst Drive

Bella Vista, Ar 72714



**List Price:** \$479,900  
**MLS#:** 1265604  
**Beds:** 4  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 2,819  
**Price / Square Foot:** \$170.24  
**Subdivision:** Berkshire Sub Bvv  
**Type:** Residential  
**Built:** 2003  
**County:** Benton  
**School:** Bentonville

### Description

New Roof! Zoned for Bentonville High School, this amazing home with a new basement ceiling and freshly painted stairs has space for everyone and tons of storage! The location is fantastic, very close to Lake Ann, the Back 40 and Summit School trails. Whether you prefer cozy family moments indoors, soaking in the breathtaking views from the deck, or exploring the plethora of outdoor activities nearby, this home promises a lifestyle of unmatched satisfaction and enjoyment. Don't miss your chance to make this idyllic retreat yours – seize the opportunity to experience the epitome of comfortable and convenient living! There's excellent trail access - its 1 block to the Back 40 Loop and 2 blocks to Summit School Trail. In addition, its just steps away from scenic Lake Ann which offers kayak storage and a boat launch. Lake Ann offers excellent fishing, paddle boarding, kayaking and canoeing!

### Property Details

Lot Size	0.37 Acres
Air Condition	CentralAir
Amenities	CeilingFans, GraniteCounters, ProgrammableThermostat, SeeRemarks, WalkInClosets
Appliances	Dishwasher,ElectricCooktop,ElectricOven,ElectricWaterHeater,Disposal,Microwave,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	BackYard
Fireplace	FamilyRoom,WoodBurning
Listed By	Coldwell Banker Harris McHaney & Faucette-Rogers