

# 207 Phyllis Farm Road

Prairie Grove, Ar 72753



**List Price:** \$349,900  
**MLS#:** 1265853  
**Beds:** 4  
**Baths Full:** 2  
**Garage:** 3  
**Square Feet:** 2,041  
**Price / Square Foot:** \$171.44  
**Subdivision:** Snyder Grove  
**Type:** Residential  
**Built:** 2024  
**County:** Washington  
**School:** Prairie Grove

## Description

\$8,225 PAID- \$5,225 buyer incentive from Builder & \$3,000 if you use the preferred Lenders, blinds and gutters included!! RD Eligible! MODEL Homes throughout the neighborhood! Fredrick Plan- New Construction spacious home in the beautiful new subdivision of Snyder Grove with a 3 car garage. Enjoy the open, light and bright living room with gas fireplace and custom stained beams. One story home with eat-in kitchen overlooking backyard & covered patio. Kitchen has tons of counter space with large island, granite countertops, gas range, cabinets with storage and pantry. Open concept that's perfect for entertaining. Spacious master bedroom with large master bathroom. Master bath has double sinks walk-in shower, tub and walk-in closet. Great backyard on a nice flat lot! Perfect location with easy access to Delford Rieff Park, Prairie Grove Aquatic Park and Highway 62.

## Property Details

Lot Size	0.24 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatinKitchen, GraniteCounters, Pantry, SplitBedrooms, SeeRemarks, WalkInClosets
Appliances	Dishwasher,ElectricWaterHeater,Disposal,GasOven,GasRange,Microwave,P lumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	None
Fireplace	GasLog,LivingRoom
Listed By	Weichert, REALTORS Griffin Company Bentonville