

# 13870 Sunset Bay Boulevard

Rogers, Ar 72756



**List Price:** \$845,000  
**MLS#:** 1267780  
**Beds:** 4  
**Baths Full:** 3  
**1/2 Baths:** 2  
**Garage:** 3  
**Square Feet:** 4,065  
**Price / Square Foot:** \$207.87  
**Subdivision:** Sunset Bay  
**Type:** Residential  
**Built:** 2005  
**County:** Benton  
**School:** Rogers

## Description

Discover the essence of Ozark beauty just 5 minutes from Downtown Rogers by Beaver Lake. Nestled on nearly an acre lot, this residence is located within a gated community and boasts seasonal lake views. The main level of the home features an open floor plan seamlessly integrating both an eat-in kitchen and a formal dining area. An office, half bath, oversized utility room, and the primary suite complete this level. On the lower level, a walk-out basement includes an expansive bonus living area, three bedrooms, a half bath, a Jack-n-Jill bath, a generously sized storage area, and a versatile room. The outside deck has two levels, and is currently being updated to enhance outdoor living. From the top level, experience seasonal lake views and amazing nature vistas year round. A 3-car garage caters to practical needs. Perfect for multigenerational families, growing families, or individuals who love to entertain, this spacious and beautiful home is the ideal blend of privacy and tranquility

## Property Details

|               |   |
|---------------|---|
| Lot Size      | 0.90 Acres  |
| Air Condition | CentralAir,Electric   |
| Amenities     | Attic, CeilingFans, CathedralCeilings, EatInKitchen, GraniteCounters, SplitBedrooms, WalkInClosets, WiredforSound, MultipleLivingAreas, Storage                     |
| Appliances    | CounterTop,DoubleOven,Dishwasher,ElectricCooktop,ElectricOven,Electric WaterHeater,Disposal,Microwave,RangeHood,SmoothCooktop,TrashCompa<br>ctor,PlumbedForIceMaker |
| Driveway      | ConcreteDriveway  |
| Exterior      | Brick,Rock  |
| Fencing       | BackYard,Privacy,Wood   |
| Fireplace     | FamilyRoom,LivingRoom,WoodBurning   |
| Listed By     | Engel & Volkers Bentonville   |