

3509 E Huntsville Road

Fayetteville, Ar 72701



List Price: \$296,000
MLS#: 1268697
Beds: 3
Baths Full: 1
Garage: 0
Square Feet: 2,061
Price / Square Foot: \$143.62
Subdivision: Fayetteville Outlots
Type: Residential
Built: 1961
County: Washington
School: Fayetteville

Description

Amazing 1.35 level acres in Fayetteville!! This beautiful original rock house was built in the 40's and then added onto in the 70's. Original hardwood flooring in the living room, built ins in the office and dining area, 12 year old metal roof. Live in or rent this home, Live here while building another home on the back, there's so many options for this piece of property. Zoning is RSF-4 for development opportunities to be approved by the city of Fayetteville. Two parcels convey with this purchase.

*The outside She-shed is wired and insulated with its own internet access and is included WITH acceptable offer only.

*Possibility of a delayed occupancy requested, but negotiable.

*Chicken Coop, wooden storage shed, metal storage shed, play set, and garden all convey with the property.

*Greenhouse does not convey.

*Hwy 16 expansion projected to include bike lane. Land has been acquired for this project.

* Two Parcels 765-14261-000 and 765-24051-000

Property Details

Lot Size	1.35 Acres
Air Condition	Ductless,WindowUnits
Amenities	BuiltInFeatures, EatinKitchen, Storage
Appliances	BuiltInRange,BuiltInOven,CounterTop,DoubleOven,Dryer,Dishwasher,ElectricCooktop,ElectricOven,Disposal,GasWaterHeater,Refrigerator,Washer
Driveway	GravelDriveway
Exterior	Rock,VinylSiding
Fencing	BackYard,ChainLink
Fireplace	Insert,FamilyRoom,WoodBurning

Listed By	Collier & Associates
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