

# 803 S Ruppel Road

Fayetteville, Ar 72704



**List Price:** \$750,000  
**MLS#:** 1268785  
**Beds:** 3  
**Baths Full:** 4  
**Garage:** 4  
**Square Feet:** 3,476  
**Price / Square Foot:** \$215.77  
**Subdivision:** Towne West Sub Ph Iiiiv  
**Type:** Residential  
**Built:** 2022  
**County:** Washington  
**School:** Fayetteville

## Description

Great opportunity for investment with this centrally located Fayetteville Duplex. Right on the trail system, walking distance to schools, grocery stores, and restaurants. Ten minutes to the U of A. Each sizeable bedroom has an on suite bathroom. All appliances included: washer, dryer, refrigerators. No carpet, all rooms are luxury vinyl. The balcony is semi private, great for a quiet evening or social gatherings. Why pay rent when you can collect rent to pay your mortgage! This property is available for mid term or long term rent, per city code. Both sides are leased until July 2025.

## Property Details

|               |  |
|---------------|--|
| Lot Size      | 0.12 Acres   |
| Air Condition | CentralAir   |
| Appliances    | Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Microwave,Refrigerator |
| Driveway      | ConcreteDriveway   |
| Exterior      | Brick,VinylSiding  |
| Fencing       | None   |
| Listed By     | Collier & Associates   |