

# 5 August Lane

Bella Vista, Ar 72715



**List Price:** \$380,000  
**MLS#:** 1273112  
**Beds:** 4  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 2,400  
**Price / Square Foot:** \$158.33  
**Subdivision:** Kingsdale Courts Bv  
**Type:** Residential  
**County:** Benton  
**School:** Bentonville

## Description

Very rare find! 3 bedrooms & 2 baths on main floor with 4th bedroom (office,) 3rd bath, & large family room on lower walkout level. Enjoy morning coffee, quiet evenings and entertaining on large private covered deck with gas grill surrounded by nature perfectly located in friendly, attractively maintained neighborhood and within easy walking distance of newly renovated Rec center with large exercise room, pickle ball courts, tennis complex, 2 pools, 2 golf courses, mini golf, parks and central trail system. Sugar Creek Center, Cunningham Corner, Casey's close at hand for dining, banking, shopping and personal care. Minutes to BV Country Club & golf course, Lake Windsor, Tanyard Creek, Lake Ann, Lake Rayburn, Blowing Springs and More Trails. Carport has attic storage, additional storage under deck Townhouse association maintains landscaping allowing you to enjoy amenities and beauty of Bella Vista with easy access to Hwy 71 and I-49 corridor.

## Property Details

Lot Size	0.05 Acres
Air Condition	HeatPump
Amenities	Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, CentralVacuum, WalkInClosets, Storage
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,MicrowaveHoodFan,Microwave,Refrigerator,SelfCleaningOven,ENERGYSTARQualifiedAppliances,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Frame,Masonite,Rock
Fencing	None
Fireplace	GasLog,LivingRoom
Listed By	Hutchinson Realty