

## 312 Reed Street

Lincoln, Ar 72744



**List Price:** \$275,000  
**MLS#:** 1273246  
**Beds:** 3  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 1,536  
**Price / Square Foot:** \$179.04  
**Subdivision:** Reed Add  
**Type:** Residential  
**Built:** 1975  
**County:** Washington  
**School:** Lincoln

### Description

Looking for a quiet retreat? This move-in ready 3 bedroom, 2 1/2 bath home is located in a tranquil neighborhood just outside of Fayetteville and Siloam Springs. Enjoy recent updates such as new electric and plumbing, a new roof, and stylish wood tile flooring throughout. Additional features include a spacious carport with attached storage shed, an oversized shed/workshop equipped with electricity perfect for hobbyists or extra storage needs, a well-appointed kitchen flowing seamlessly into dining and living areas perfect for entertaining guests while still maintaining a cozy atmosphere around the wood burning stove on chilly nights. French doors lead out onto expansive deck overlooking lush greenery surrounding your fully fenced yard.

### Property Details

Lot Size	0.35 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, GraniteCounters, Pantry, ProgrammableThermostat, WalkInClosets, WoodBurningStove
Appliances	ConvectionOven,Dishwasher,ElectricCooktop,ElectricWaterHeater,Disposal, Microwave,Oven,TanklessWaterHeater,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,Concrete
Fencing	BackYard,ChainLink,FrontYard,Other,SeeRemarks
Listed By	Realty Solution