

## 3062 W Salida Drive

Fayetteville, Ar 72704



**List Price:** \$293,500  
**MLS#:** 1273391  
**Beds:** 2  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 0  
**Square Feet:** 1,176  
**Price / Square Foot:** \$249.57  
**Subdivision:** Southern Woods  
**Type:** Residential  
**County:** Washington  
**School:** Fayetteville

### Description

\*LIMITED TIME OFFER: \$7,500 towards Buyer Closing Costs & Prepaids with Preferred Lender + Washer/Dryer/Refrigerator\* Welcome to Southern Woods! A Trailside Community at the base of Centennial Park (2022 Top Outdoor Facility, Arkansas Parks & Rec) Not only does this location offer access to miles of trails, greenspaces w paved pathways, & bicycle stalls, it is also min away from shopping, food, I-49, & University of Arkansas! BENT floor plan feat: a covered front porch with cedar posts, an open concept first floor with 9' ceilings, large windows for natural light, half bath, LVP floors, & kitchen w 3cm granite counters, subway tile backsplash, large center island w sink, stainless steel appliances, eat-in dining, & back deck! Upstairs: Laundry space & 2 Bedrooms w private ensuites feat tiled frameless glass shower. Perfect for homeowners & investors! POA \$35/mo incl ground maintenance, never mow again! Don't miss this one of a kind community in a premier location! Full list of home fin

### Property Details

Lot Size	0.04 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, EatinKitchen, GraniteCounters
Appliances	Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Microwave,Refrigerator,Washer,ENERGYSTARQualifiedAppliances
Exterior	Concrete
Fencing	None
Fireplace	None
Listed By	McNaughton Real Estate