

## 918 S Wichita Avenue

Fayetteville, Ar 72704



**List Price:** \$300,000  
**MLS#:** 1273589  
**Beds:** 2  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 0  
**Square Feet:** 1,176  
**Price / Square Foot:** \$255.10  
**Subdivision:** Southern Woods  
**Type:** Residential  
**Built:** 2024  
**County:** Washington  
**School:** Fayetteville

### Description

\*LIMITED TIME OFFER: \$7,500 towards Buyer Closing Costs & Prepaids with Preferred Lender\* Welcome to Southern Woods! A Trailside Community nestled 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 with paved pathways, & bicycle stalls, it is also minutes 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 with 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 includes ground maintenance, never mow again! Don't miss out on this one of a kind community in a premier location! Full list of home fi

### Property Details

|               |   |
|---------------|---|
| Lot Size      | 0.04 Acres  |
| Air Condition | CentralAir,Electric   |
| Amenities     | CeilingFans, EatinKitchen, GraniteCounters  |
| Appliances    | Dishwasher,ElectricRange,ElectricWaterHeater,MicrowaveHoodFan,Microwa<br>ve,ENERGYSTARQualifiedAppliances |
| Exterior      | Concrete  |
| Fencing       | None  |
| Fireplace     | None  |
| Listed By     | McNaughton Real Estate  |