

## 3253 E Coolridge Street

Fayetteville, Ar 72701



**List Price:** \$448,000  
**MLS#:** 1273696  
**Beds:** 4  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 2,108  
**Price / Square Foot:** \$212.52  
**Subdivision:** Riverwalk  
**Type:** Residential  
**Built:** 2024  
**County:** Washington  
**School:** Fayetteville

### Description

Riverwalk is one of Fayetteville's most unique subdivisions that was designed for perfection. It is located in East Fayetteville, just 10 minutes from the Fayetteville Square, filled with downtown entertainment and a variety of restaurants. This subdivision includes a community pool, walking trails, and river access. Welcome to Phase V Riverwalk, centrally located to all that Northwest Arkansas has to offer. This brand-new home will have LVP throughout. Kitchen will have 42-inch cabinets, stainless steel appliances, and quartz countertops! Living room will have a beautiful gas log fireplace with painted brick surrounds and white mantle. Cased windows in the living, dining, and bedroom one. The bedroom one will have dual sinks and quartz countertops, oversized walk-in shower and a Soaking Tub!! High-efficiency air conditioning system with programmable Wi-Fi thermostat. Exterior of homes will be brick or Brick/ LP Smart Siding per plan. Taxes and Parcel TBD.

### Property Details

Lot Size	0.21 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, Pantry, ProgrammableThermostat, QuartzCounters, SeeRemarks
Appliances	Dishwasher,Disposal,GasRange,GasWaterHeater,Microwave,TanklessWater Heater,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	None
Fireplace	GasLog,LivingRoom
Listed By	D.R. Horton