

## 12672 Gooseberry

Bentonville, Ar 72712



**List Price:** \$650,000  
**MLS#:** 1275911  
**Beds:** 3  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,434  
**Price / Square Foot:** \$267.05  
**Subdivision:** Pursley Add Rurban  
**Type:** Residential  
**Built:** 2000  
**County:** Benton  
**School:** Bentonville

### Description

Welcome to your ultimate retreat for outdoor lovers and mountain bikers! Thriving as an Airbnb, this A-frame can also be your primary residence. Set on 2 acres near Slaughter Pen and Hand Cut Hollow MBTs, it's recently remodeled and spans 2,434 sqft. Each of the 3 bedrooms has its own bathroom, and the living room features soaring 20-ft ceilings and a guest half bath. Close to Fly Oz Airstrip and the original Format Festival site, it includes a detached 2-car garage with ample parking. The kitchen has retro appliances, and there's a dining area and loft ideal for planning biking adventures. Available fully furnished for an additional cost.

### Property Details

Lot Size	1.96 Acres
Air Condition	CentralAir,Electric
Amenities	WetBar, CeilingFans, EatInKitchen, GraniteCounters, WindowTreatments
Appliances	Dryer,Dishwasher,ElectricWaterHeater,GasCooktop,Disposal,GasOven,Microwave,Refrigerator,RangeHood,Washer,EnergyStarQualifiedAppliances
Driveway	GravelDriveway
Exterior	VinylSiding
Fencing	Partial
Fireplace	None
Listed By	Homescape Realty