

**Agent:** Kelsey Roemer  
**Company:** Lindsey & Associates Inc

**Email:** kroemer@lindsey.com  
**Cell:** (479) 313-4687  
**Phone:** (479) 527-8843

## 14673 Union Star Road

West Fork, Ar 72774



**List Price:** \$824,500  
**MLS#:** 1276058  
**Beds:** 3  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,048  
**Price / Square Foot:** \$402.59  
**Subdivision:** 07-14-30  
**Type:** Residential  
**Built:** 2001  
**County:** Washington  
**School:** West Fork

### Description

You have found the perfect place to experience country living yet you are less than 15 minutes to the University of Arkansas and all that Fayetteville has to offer. This inviting 3 bedroom 2.5 bath home has many custom touches throughout including a beautiful cypress wood exterior and a metal roof. The house has charm with custom pine trim/siding, stained & stamped concrete floors and 2 living areas. Home has handicap amenities including a roll-in shower. Set on 13 acres there are several accessory structures including a 30x40 fully insulated & sealed shop with an overhead door. The shop features a wood stove for chilly days and has a storage closet with electricity. The fully fenced acreage also features a huge pond that is stocked and several ready-made spaces for your animals.

### Property Details

Lot Size	13.00 Acres
Air Condition	CentralAir,Electric
Amenities	ConcreteCounters, None, WalkInClosets, WoodBurningStove
Appliances	Dishwasher,ElectricRange,PropaneWaterHeater
Driveway	GravelDriveway
Exterior	Other,SeeRemarks
Fencing	Fenced
Fireplace	LivingRoom,WoodBurning,WoodBurningStove