

# 13730 Cozy Corner Road

Siloam Springs, Ar 72761



**List Price:** \$417,000  
**MLS#:** 1277442  
**Beds:** 4  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,822  
**Price / Square Foot:** \$147.77  
**Subdivision:** GRASSY ACRES-RURBAN  
**Type:** Residential  
**Built:** 1995  
**County:** Benton  
**School:** Siloam Springs

## Description

With 2,822 sqft, this property features an open-concept floor plan with hardwood floors, vaulted ceilings, recessed lighting and a fireplace. You'll love the eat-in kitchen with an island, ample cabinet space, stainless steel appliances making these living | dining areas perfect for gathering and entertaining. The primary bedroom features an ensuite bathroom with recent updates such as new flooring, vanity, and jetted tub with wall tiles. Fresh paint throughout most of the home along with updated flooring in the laundry room, front room, sunroom, northeast guest bedroom + bathroom, and a newly installed closet, shelving + hot water heater. Step outside and relax overlooking a very spacious fenced backyard with a covered patio. This home on 1.18 acres seamlessly blends rural comforts while being relatively close to shopping, restaurants, schools, etc. And don't miss the insulated additional garage | workshop ideal for your custom project or storage. Full list of upgrades is attached in

## Property Details

Lot Size	1.18 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, CathedralCeilings, EatInKitchen, Pantry, SplitBedrooms, WalkInClosets
Appliances	Dishwasher,ElectricRange,Disposal,GasOven,GasWaterHeater,Refrigerator
Driveway	GravelDriveway
Exterior	Brick
Fencing	BackYard,None,Partial
Fireplace	FamilyRoom,GasLog
Listed By	Limbird Real Estate Group