

**Agent:** Stephanie McClain  
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## 3707 N 2nd Place

Rogers, Ar 72756



**List Price:** \$415,000  
**MLS#:** 1277532  
**Beds:** 4  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 2,310  
**Price / Square Foot:** \$179.65  
**Subdivision:** Camden Way  
**Type:** Residential  
**Built:** 2006  
**County:** Benton  
**School:** Rogers

### Description

Priced below recent appraised price!! Ample storage throughout; two linen closets plus a coat closet in hallway, walk in closets & floored attic space. Located off the laundry room is large closet w/shelving that's perfect pantry space. Hall bath boasts two sinks. Primary suite is spacious w/whirlpool tub, walk in shower & two walk in closets. Updated light fixtures. Updated kitchen granite, backsplash & sink. LVP flooring in primary bedroom, living room, dining room & hallway. Open floor plan has dining room that could be sitting area. Kitchen boasts breakfast bar & room for dining table. Large corner lot. Conveniently located to the DTR attractions including Railyard Park and Lake Atalanta. Minutes to bike trails including Slaughter Pen Trails, Coler Mountain Bike Preserve & multiple trail heads for the Razorback Greenway. Short drive to Beaver Lake & Hobbs State Park and Bentonville Square. Site built, 12x12 storage shed w/electricity. Roof 2018. See attachments. Agent owned.

### Property Details

Lot Size	0.24 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltinFeatures, CeilingFans, GraniteCounters, Pantry, SplitBedrooms, SeeRemarks, WalkInClosets
Appliances	Dishwasher,ElectricRange,Disposal,GasWaterHeater,Microwave
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	BackYard,Privacy,Wood

Fireplace	GasLog,LivingRoom
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