

# 45 Westmorland Drive

Bella Vista, Ar 72714



**List Price:** \$829,000  
**MLS#:** 1278694  
**Beds:** 4  
**Baths Full:** 4  
**Garage:** 3  
**Square Feet:** 3,632  
**Price / Square Foot:** \$228.25  
**Subdivision:** Keswick Sub  
**Type:** Residential  
**Built:** 2022  
**County:** Benton  
**School:** Bentonville

## Description

Welcome to your exquisite newly built 4-bed, 4-bath home. From the moment you step inside, you'll be captivated by the extensive upgrades and high-end finishes. The engineered wood flooring throughout exudes elegance, while the waterfall island countertop adds a contemporary touch. The main level features a designated office or dining space, a state-of-the-art kitchen featuring a Dacor smart range, a luxurious primary suite, and a guest bedroom with a full bath. Upstairs, a large bonus room with a full bathroom, offers flexible space for a media room or guest suite. The lower level is an entertainer's dream, with expansive spaces for gatherings and 2 additional bedrooms. A standout feature is the wrap-around deck, equipped with an 12ft acoustic-designed privacy wall with a 16ft ceiling, ensuring seclusion. The backyard is an outdoor sanctuary with treehouse views that you'll love. Situated 1 mile from Highway 71, this location offers convenience while maintaining the tranquility of Bel

## Property Details

Lot Size	0.31 Acres
Air Condition	CentralAir
Amenities	CeilingFans, EatinKitchen, SplitBedrooms, Shutters, WalkInClosets, Storage
Appliances	ElectricWaterHeater,Microwave,RangeHood
Driveway	ConcreteDriveway
Exterior	Brick,Concrete,VinylSiding
Fencing	Partial,Privacy,Wood
Fireplace	Insert
Listed By	Engel & Volkers Bentonville