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## 31 Brigadoon Drive

Bella Vista, Ar 72715



**List Price:** \$800,000  
**MLS#:** 1279718  
**Beds:** 3  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 3  
**Square Feet:** 2,983  
**Price / Square Foot:** \$268.19  
**Subdivision:** Brigadoon Sub Bvv  
**Type:** Residential  
**Built:** 2024  
**County:** Benton  
**School:** Gravette

### Description

Amazing find! This elegant estate home sits on 2 flat lots (.58 acres) near Loch Lomond.

You will be impressed by all the high-end finishes in this split bedroom open concept floorplan.

Main level includes: Spacious living area with a linear fireplace, gorgeous beams, & hardwood floors. Gourmet kitchen features granite countertops, loads of soft-close cabinets & composite sink. 2 guest rooms + office. Primary suite with access to private patio, spa-like bath hosts expansive custom tile shower (2 shower heads/2 rain heads). Primary closet connects to utility area. Upstairs you will find a secret bonus room behind bookshelf like door, 3/4 bath, & Media room with wet bar & wired for sound. Enjoy nature on your massive covered patio with outdoor linear brick fireplace, & outdoor kitchen with sink - all overlooking your backyard oasis & nature. Prewired for Generac generator.

### Property Details

Lot Size	0.58 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, WetBar, BuiltInFeatures, CeilingFans, CentralVacuum, EatInKitchen, GraniteCounters, Other, Pantry, SplitBedrooms, WalkInClosets, WiredforSound, MultipleLivingAreas, Storage
Appliances	BuiltInRange,BuiltInOven,Dishwasher,ElectricOven,ElectricWaterHeater,Gas Cooktop,Disposal,GasRange,Microwave,RangeHood,SelfCleaningOven,Plu mbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	None

Fireplace

FamilyRoom,Outside