

# 1317 Rolling Oaks Drive

Rogers, Ar 72756



**List Price:** \$315,000  
**MLS#:** 1280764  
**Beds:** 4  
**Baths Full:** 2  
**Garage:** 0  
**Square Feet:** 1,883  
**Price / Square Foot:** \$167.29  
**Subdivision:** Rolling Oaks  
**Type:** Residential  
**Built:** 1975  
**County:** Benton  
**School:** Rogers

## Description

Close to all of NWA amenities: work, bike, lake, shop, dine, entertain! This freshly painted, charming Rogers home is in an established neighborhood, with mature trees and is just minutes from Historic Downtown Rogers, the Railyard Concert Pavilion, bike trails, Beaver Lake, Walmart Home Office and I -49. In addition to the prime location, you will fall in love with the flexible layout of the house. Use the oversized fourth bedroom as a game room, office, or second living area. The large open living/kitchen is perfect for gathering, has room for dining and boasts hardwood floors, crown molding and tons of natural light. The formal dining room can be used as a study or office. There's a bonus room off the kitchen that could be a huge pantry. Retreat to the large primary bedroom with new LVP flooring, ensuite bath and walk in closet. The two additional bedrooms share a full bath. The private, large backyard is fully fenced, has a gazebo with an extended deck making it ideal for outd

## Property Details

Lot Size	0.18 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatInKitchen, SeeRemarks, WalkInClosets
Appliances	Dryer,Dishwasher,ElectricOven,ElectricRange,Disposal,GasWaterHeater,Refrigerator,RangeHood,Washer,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	BackYard,Fenced,Privacy,Wood
Listed By	Weichert, REALTORS Griffin Company Bentonville