

# 11 Mellor Lane

Bella Vista, Ar 72715



**List Price:** \$275,000

**MLS#:** 1280902

**Beds:** 2

**Baths Full:** 1

**1/2 Baths:** 2

**Garage:** 0

**Square Feet:** 1,329

**Price / Square Foot:** \$206.92

**Subdivision:** Townhouse Tct 3 A/K/A Drake Court  
Bvv

**Type:** Residential

**Built:** 1974

**County:** Benton

**School:** Bentonville

## Description

Great townhome for investment or a personal residence. Updates include : New A/C 2016. New Roof 2022, fresh exterior and interior paint. Renovation ceramic tile 2023. Seller will pay \$1000 towards buyer closing costs, prepaids &/or allowables. Main level has open living/dining that floods with natural light & draws you to the fenced spacious patio that's perfect for grilling with friends or enjoying morning coffee. The 2 spacious bedrooms with double closets with jack & jill bathroom. 15 minutes from Bentonville & close to everything Bella Vista has to offer: 6 golf courses, boating/kayaking on 7 beautiful lakes, miles of Mtn Biking on Back40 Trails, hiking, 3 Rec Centers, 3 Pools, Parks, Tennis & Pickleball courts.

## Property Details

Lot Size	0.06 Acres
Air Condition	Electric
Amenities	None
Appliances	DoubleOven,Dishwasher,ElectricWaterHeater,Disposal,Microwave,Washer
Exterior	AluminumSiding
Fencing	None
Listed By	USRealty.com, LLP