

## 36 Reading Lane

Bella Vista, Ar 72714



**List Price:** \$1,150,000  
**MLS#:** 1281364  
**Beds:** 4  
**Baths Full:** 4  
**Garage:** 2  
**Square Feet:** 4,092  
**Price / Square Foot:** \$281.04  
**Subdivision:** Berkshire Sub Bvv  
**Type:** Residential  
**Built:** 2004  
**County:** Benton  
**School:** Bentonville

### Description

Stunning Lakeside Retreat on Lake Ann For Sale! This 4092 sq ft home located on 3.16 acres is next to the popular Back 40 trail system providing the ultimate Natural State lifestyle. Featuring 4 bedrooms and 4 bathrooms, this residence offers breathtaking lake views from almost every part of the house, including the spacious home office. Step outside of the primary bedroom and sip your morning coffee on the deck enjoying the peacefulness and spectacular views of Lake Ann. The main level kitchen features a large peninsula for entertaining. This two story home features fireplaces, wash rooms and kitchens on each level. Overlook Lake Ann at your very own gazebo and sitting area accessed from a paved pathway connected to the lower level deck. With direct lake access from your own fishing dock and the property's proximity to hiking and biking trails, this property is a nature lover's paradise! The famous bluffs of Lake Ann can be accessed just below the gazebo. Price increase due to sellers

### Property Details

Lot Size	3.16 Acres
Air Condition	Electric
Amenities	CeilingFans, CathedralCeilings, SeeRemarks, WindowTreatments, MultipleLivingAreas, Storage
Appliances	CounterTop,Dryer,Dishwasher,ElectricCooktop,ElectricOven,ElectricWaterHeater,PropaneWaterHeater,Washer
Driveway	ConcreteDriveway
Equipment	SatelliteDish
Exterior	Brick,VinylSiding
Fencing	None
Fireplace	GasLog
Listed By	Keller Williams Market Pro Realty - Rogers Branch