

**Agent:** Shawn Smith  
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## Lot 7 Lothian Lane

Bella Vista, Ar 72715



**List Price:** \$475,000  
**MLS#:** 1281479  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,763  
**Price / Square Foot:** \$269.43  
**Subdivision:** Lothian  
**Type:** Residential  
**Built:** 2025  
**County:** Benton  
**School:** Gravette

### Description

Wonderfully Designed New Home to be built with a great open and spacious split floor plan, Modern Interior finishes, very clean and sleek black alabaster white color scheme. 10 Ft ceilings throughout most of the home, Custom Beams in LR and Primary BR, Oversized 8 ft doors and beautiful Luxury Vinyl Flooring throughout, Fabulous kitchen with Custom Cabinetry and 8 ft Luxury Quartz Countertops, Huge Walk-in Pantry with hideaway plugs for appliances, Elevated Trim throughout with fully cased windows, Custom closets and beautiful cased openings, Primary Bath with tons of Cabinet space, Elegant guest bath with Tiled Shower with Custom Shelving for extra storage, Really spacious front and back covered decks/patios overlooking Professionally landscaped yard situated on over a half-acre lot on a beautiful quiet cul-de-sac location. This is a to be built home, please contact list agent who is related to sellers with any inquiries.

### Property Details

Lot Size	0.52 Acres
Air Condition	CentralAir,Electric
Amenities	BuiltInFeatures, CeilingFans, CathedralCeilings, Pantry, QuartzCounters, SeeRemarks, WalkInClosets, Storage
Appliances	Dishwasher,EnergyStarQualifiedAppliances,ElectricCooktop,ElectricWaterHeater,Disposal,Microwave,SelfCleaningOven
Driveway	ConcreteDriveway
Exterior	Masonite,VinylSiding
Fencing	None

Fireplace	Electric,LivingRoom
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