

# 13812 Sunburst Lane

Gravette, Ar 72736



**List Price:** \$798,000  
**MLS#:** 1282629  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 3  
**Square Feet:** 2,378  
**Price / Square Foot:** \$335.58  
**Subdivision:** Lynchburg Estates Ph 1 Rurban  
**Type:** Residential  
**Built:** 2021  
**County:** Benton  
**School:** Gravette

## Description

If you are looking for PRIVACY and CONVIENCE look no further. Custom built in 2021. Watch the sunrise with a cup of coffee from the covered back porch or entertain from the beauty of the deck. Come inside for holidays by the pellet stove with Huge Family space. Oversized Heated and Cooled 1200 sqft garage and an on site hunting blind. Abundant wildlife including deer and dove. Leave the driveway on your side by side with miles of dirt road available. All Gravette schools are 5-7 mins away. High school has all new Turf fields. 10 mins to 549 for your travel to all surrounding towns. This Beautiful Secluded Paradise won't last long.

## Property Details

Lot Size	10.69 Acres
Air Condition	CentralAir,HeatPump
Amenities	Attic, BuiltinFeatures, CeilingFans, GraniteCounters, Pantry, SplitBedrooms, WalkInClosets
Appliances	ConvectionOven,Dryer,ElectricRange,ElectricWaterHeater,Disposal,Microwa ve,Oven,Refrigerator,RangeHood,PlumbedForIceMaker
Driveway	GravelDriveway
Exterior	Brick,Rock,VinylSiding
Fencing	None
Fireplace	PelletStove
Listed By	Coldwell Banker Harris McHaney & Faucette-Bentonvi