

716 Jefferson Street

Bentonville, Ar 72712



List Price: \$2,400,000
MLS#: 1283587
Beds: 4
Baths Full: 3
Garage: 2
Square Feet: 3,218
Price / Square Foot: \$745.80
Subdivision: Gocio Sub Bentonville
Type: Residential
County: Benton
School: Bentonville

Description

An exceptional opportunity to own one of Downtown Bentonville's original gems nestled on a rare corner acre lot in a prime location. This one-owner home offers endless possibilities for a remodel or an incredible development investment. The residence boasts over 3,000 sq.ft. of mid-century modern charm and is complete with 4 beds, 3 baths, and sprawling versatile living spaces. Beam ceilings and a 2-sided brick fireplace add to the character in the living room. A large back deck overlooks the flat expansive backyard offering space for a pool or an artist's oasis in the multi-functional workshop. Let your imagination run wild restoring the original charm of this home or subdivide the lot- see attachments for a recent survey. Harness the potential of this amazing location 4 blocks from the Bentonville Square with direct access to Walton Blvd, and minutes away from Coler MTB Preserve. Transform your ideal vision to create an optimal personal estate or maximize investment potential in the

Property Details

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| Lot Size | 1.00 Acres |
| Air Condition | AtticFan,Electric |
| Amenities | BuiltInFeatures, EatInKitchen, None |
| Appliances | DoubleOven,Dishwasher,ElectricCooktop,GasWaterHeater,Refrigerator,Ran geHood |
| Driveway | ConcreteDriveway |
| Exterior | Brick,Frame |
| Fencing | ChainLink,Partial |
| Fireplace | FamilyRoom,LivingRoom,MultiSided,WoodBurning |
| Listed By | Engel & Volkers Bentonville |