

## 2610 N Ward Drive

Fayetteville, Ar 72704



**List Price:** \$329,000  
**MLS#:** 1284567  
**Beds:** 3  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 1,883  
**Price / Square Foot:** \$174.72  
**Subdivision:** Timber Ridge Estates  
**Type:** Residential  
**Built:** 2020  
**County:** Washington  
**School:** Fayetteville

### Description

This exceptional townhouse features an attached garage and a sleek concrete driveway. The modern kitchen offers a pantry, elegant granite countertops, appliances such as a countertop microwave, dishwasher, electric cooktop, glass cooktop, garbage disposal, and refrigerator. The home includes walk-in closets, a washer/dryer connection, durable wood laminate flooring and a private balcony off the master bedroom. Additional conveniences include curbside recycling. Double-pane windows enhance energy efficiency and comfort. Ideally located just 4.2 miles from the University of Arkansas, this townhouse is also close to shopping destinations like Sam's Club (1.3 miles) and the local mall (4.6 miles). Enjoy proximity to schools and biking trails, making this property both convenient and well-situated.

### Property Details

Lot Size	0.05 Acres
Air Condition	CentralAir
Amenities	CeilingFans, GraniteCounters, Pantry, WalkInClosets
Appliances	CounterTop,Dishwasher,ElectricCooktop,ElectricOven,ElectricWaterHeater,Disposal,Microwave,Refrigerator,SmoothCooktop
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	None
Listed By	Keller Williams Market Pro Realty - Rogers Branch