

**Agent:** Mandy Nickell  
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## 18 McDole Lane

Bella Vista, Ar 72715



**List Price:** \$680,000  
**MLS#:** 1294576  
**Beds:** 3  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,550  
**Price / Square Foot:** \$266.67  
**Subdivision:** Cannich Sub Bvv  
**Type:** Residential  
**Built:** 2024  
**County:** Benton  
**School:** Gravette

### Description

Charming Craftsman Style Home w/Luxurious Amenities & outstanding Quality! Nestled on a .4-acre lot in a peaceful cul-de-sac, this 3BR/2.5BA home offers a blend of luxury & comfort. Interior Features: Natural light floods the living area, open to the Chef's Kitchen—equipped with a vegetable sink, pot filler, gas cooktop, & quartz countertops. Versatile space for dining or a private study. Primary Suite w/spa-like bath, including a Wet Room Retreat w/dual showerheads, freestanding tub, double sinks & makeup vanity. Spacious bonus room & 2 br's upstairs. Enjoy instant hot water w/a recirculating pump & convenient laundry chute. Dual-Fuel Heating System ensures warmth during freezing temperatures. Enhanced Insulation for energy efficiency & consistent indoor climate. Outdoor Living includes a screened-in porch, lg patio & country front porch to relax & enjoy Bella Vista's nature. This thoughtfully designed home is an inviting retreat, conveniently located—3 mins to I49, 15 mins to Downtow

### Property Details

Lot Size	0.43 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltInFeatures, CeilingFans, EatInKitchen, Pantry, QuartzCounters, SplitBedrooms, Storage, SmartHome, WalkInClosets
Appliances	BuiltInRange,BuiltInOven,Dishwasher,ElectricOven,ElectricWaterHeater,Gas Cooktop,Disposal,HotWaterCirculator,Microwave,SelfCleaningOven,EnergyStarQualifiedAppliances,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Masonite

Fireplace	None
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