

**Agent:** Blake Smith  
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## 364 S College Avenue

Fayetteville, Ar 72701



**List Price:** \$850,000  
**MLS#:** 1301033  
**Beds:** 3  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,400  
**Price / Square Foot:** \$354.17  
**Subdivision:** Combs Add  
**Type:** Residential  
**Built:** 2025  
**County:** Washington  
**School:** Fayetteville

## Description

Brand new home in downtown Fayetteville with an attached 2 car garage and private backyard! Property is surrounded by mature trees and within walking distance the Fayetteville Square / Farmers Market, Coffee shops, numerous dining options, shopping, and more! Get in now to pick your colors and finishes! Home features 3 spacious bedrooms all with their own bath, a half bath for guests, hardwood floors, quartz counter tops, custom built cabinets, large kitchen island, natural gas range, primary bedroom on main floor, a cozy covered back porch, and so much more! The open concept plan is perfect for entertaining or quiet nights at home, while the proximity to the Square, University of Arkansas, and Dickson makes it perfect for taking advantage of all the great attractions Fayetteville has to offer!

## Property Details

Lot Size	0.14 Acres
Air Condition	Electric
Amenities	Attic, CeilingFans, Pantry, Storage, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricOven,ElectricWaterHeater,Disposal,GasRange,RangeHood,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,Concrete
Fencing	None
Fireplace	GasLog,LivingRoom