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## 22219 W AR 72 Highway

Gravette, Ar 72736



**List Price:** \$350,000  
**MLS#:** 1301121  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 4  
**Square Feet:** 1,864  
**Price / Square Foot:** \$187.77  
**Subdivision:** 08-20-33-RURAL  
**Type:** Residential  
**County:** Benton  
**School:** Gravette

### Description

Home & 3AC & Detached Shop/Garage in Gravette! This property sits along Hwy 72 with great road frontage and easy access to town. The home features ample living space among its 1,864 sq ft layout. Spacious living room has large stone wood burning fireplace and wood floors. There is a flex space as well which is great for home office, playroom, additional living area. Large eat – in kitchen has ample cabinet and counter space along with electric oven and dishwasher. Primary bedroom has attached bath with whirlpool tub. Two guest bedrooms and a guest bath provide great space. The property also features a 39.8 x 29 detached 4 car garage with 110 electric hookup and 220 capable. There is also RV hookup on site. Enjoy plenty of space for gardening, homesteading, and more on your level, partially wooded 3-acre lot. Updates include new windows and trim. Property uses public water but has well on site and a 500-gal propane tank! Don't miss this great find in NWA!

### Property Details

Lot Size	3.00 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatInKitchen, None, WindowTreatments, Storage
Appliances	Dishwasher,ElectricCooktop,ElectricOven,ElectricWaterHeater
Driveway	GravelDriveway
Exterior	VinylSiding
Fencing	None
Fireplace	LivingRoom,WoodBurning