

2306 SW Clover Court

Bentonville, Ar 72712



List Price: \$659,000

MLS#: 1306534

Beds: 5

Baths Full: 3

1/2 Baths: 1

Garage: 2

Square Feet: 3,011

Price / Square Foot: \$218.86

Subdivision: Simsberry Place Ph 2 Bentonville

Type: Residential

Built: 2004

County: Benton

School: Bentonville

Description

PRIME LOCATION! This might be your last chance to move in on the doorstep of 8th Street Gateway Park. Nestled between Gateway and Coler Creek, this 5-bedroom, 3.5-bathroom home offers 3,011 sq ft of living space, a split floor plan, large primary suite and three additional bedrooms on the main level.

Downstairs, the eat-in kitchen features updated countertops and appliances, complemented by new lighting fixtures, handscraped hardwood floors and tile, while the upstairs bedroom and bonus room have new carpet and a waterproof pad.

The garage features a 6-person storm shelter, and the roof is 2022 age, with impact resistant architectural shingles and metal valleys giving ultimate peace of mind.

East-facing backyard that is shaded from the afternoon sun, ideal for gardening or play. Situated on a quiet cul-de-sac, this home is within walking distance to two neighborhood access points of the Applegate Greenway, Coler Creek Preserve, and only 5 short minutes from downtown. Bentonville We

Property Details

Lot Size	0.25 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatInKitchen, GraniteCounters, Pantry, SplitBedrooms, WalkInClosets, WindowTreatments, Storage
Appliances	Dishwasher,ElectricRange,Disposal,GasWaterHeater,MicrowaveHoodFan,Microwave,SelfCleaningOven,EnergyStarQualifiedAppliances
Driveway	ConcreteDriveway,TvAntenna
Exterior	Brick,VinylSiding
Fencing	BackYard,Fenced,Partial,Privacy,Wood
Fireplace	GasLog,GasStarter,LivingRoom

Listed By	eXp Realty NWA Branch
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