

## 2711 Aspen Lane

Rogers, Ar 72758



**List Price:** \$595,000  
**MLS#:** 1307686  
**Beds:** 5  
**Baths Full:** 3  
**Garage:** 0  
**Square Feet:** 3,045  
**Price / Square Foot:** \$195.40  
**Subdivision:** Orndorff Acres Rurban  
**Type:** Residential  
**Built:** 1950  
**County:** Benton  
**School:** Rogers

### Description

Exceptional Investment Opportunity – 5.17 Acres with Two Homes! Don't miss your chance to own this unique property featuring two homes on a spacious 5.17-acre lot. Conveniently located 2.9 miles from Downtown Rogers, 3 miles from Beaver Lake and 5.6 miles from the Pinnacle Hills Promenade.

Home 1 offers approximately 1,330 sq ft with 3 bedrooms, 1 full bath, and two living areas. Recently remodeled, it features a new HVAC system and updated kitchen and bathroom countertops—move-in ready and full of comfort. Home 2, built in the 1950s, is approximately 1,160 sq ft with 2 bedrooms and 2 bathrooms. With solid bones and classic charm, it's the perfect candidate for a remodel to reveal its full potential. This picturesque property includes a small pond and is ideal for a multi-generational family compound, rental, or guest accommodations. With room to expand and endless possibilities, this is a rare opportunity you won't want to pass up!

### Property Details

Lot Size	5.17 Acres
Air Condition	CentralAir
Amenities	GraniteCounters, None
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,RangeHood,SmoothCooktop
Driveway	GravelDriveway
Exterior	Brick,Masonite
Fencing	Partial,Privacy,Wood
Fireplace	WoodBurning
Listed By	McGraw REALTORS