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## 1330 S Curtis Avenue

Pea Ridge, Ar 72751



**List Price:** \$650,000  
**MLS#:** 1312070  
**Beds:** 4  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,976  
**Price / Square Foot:** \$218.41  
**Subdivision:** 01-20-30-PEA RIDGE  
**Type:** Residential  
**Built:** 2022  
**County:** Benton  
**School:** Pea Ridge

## Description

Charming modern farmhouse! This 4–5 bedroom, 3.5 bath home offers nearly 3,000 sq ft of well-designed functional living space. Open floor plan with vaulted ceilings, natural light, and designer touches throughout. Kitchen features large island and flows seamlessly into living/dining areas. Two primary suites, one on each level—offering flexible living. Upstairs primary with hidden storage; downstairs suite opens to private deck. Bonus/media room provides a second living space or entertainment area. Inviting front porch, large back deck, mature trees, and raised garden beds create a serene outdoor setting. Historic outbuilding adds charm and versatility. Private backyard offers a peaceful retreat, while location provides quick access to Downtown Rogers and Walmart HQ. This thoughtfully designed home blends style, comfort, and convenience.

## Property Details

|               |                                                                                                                                                                                     |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Size      | 0.50 Acres                                                                                                                                                                          |
| Air Condition | CentralAir,Electric,Other                                                                                                                                                           |
| Amenities     | Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, EatInKitchen, Pantry, ProgrammableThermostat, QuartzCounters, SeeRemarks, WalkInClosets, WindowTreatments, MudRoom, Storage |
| Appliances    | BuiltInRange,BuiltInOven,Dishwasher,ElectricCooktop,ElectricOven,Disposal, GasWaterHeater,SmoothCooktop,SelfCleaningOven,TanklessWaterHeater, WaterHeater,PlumbedForIceMaker        |
| Driveway      | ConcreteDriveway                                                                                                                                                                    |
| Exterior      | Masonite                                                                                                                                                                            |
| Fencing       | Fenced,Partial,Privacy,Wood                                                                                                                                                         |

Fireplace

GasLog,LivingRoom