

# 2609 NE Waterfall Avenue

Bentonville, Ar 72713



**List Price:** \$445,000  
**MLS#:** 1314247  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** Healing Spgs Sub Ph li Highfill  
**Type:** Land  
**County:** Benton  
**School:** Bentonville

## Description

Rare Opportunity to Build in a Premier Natural Setting! Nestled in one of the area's most sought-after neighborhoods, this 1+ acre buildable lot offers the perfect blend of luxury living and natural serenity. Backing directly to the protected Healing Springs Natural Area, you'll enjoy access to a tranquil spring-fed pond and waterfall—a truly exceptional backyard view and retreat. The lot is gently sloped, mostly cleared with some mature trees, and ready for your dream home. 5 minute drive to XNA, 24 minutes to Walmart Home Office, 18 minutes to Pinnacle Hills Promenade. Water, electric, and gas are available at the street, and a septic plan is on file. A thoughtfully designed house plan is also available, giving you a head start on the building process. With direct access to peaceful walking trails and the calming sounds of running water just beyond your property line, this is a rare chance to build a home that feels like a retreat—every day.

## Property Details

Lot Size	1.01 Acres
Fencing	None
Listed By	Lindsey & Assoc Inc Branch