

**Agent:** Kathy Bell  
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## 3400 SW Briar Creek Avenue

Bentonville, Ar 72713



**List Price:** \$435,000  
**MLS#:** 1314437  
**Beds:** 4  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,996  
**Price / Square Foot:** \$217.94  
**Subdivision:** RIVERWALK FARM EST PH II-  
BENTONVILLE  
**Type:** Residential  
**Built:** 2012  
**County:** Benton  
**School:** Bentonville

## Description

Charming, well maintained, 4 BR, single level brick home in a convenient location. Easy walking distance to Bentonville elementary school. This home has a large extended back patio with cedar wood pergola for extended outdoor living. Granite kitchen, 5 Burner gas range, pantry, updated lighting with split floor plan. Primary bedroom with soaking tub, separate shower and a very large primary closet.

## Property Details

Lot Size	0.22 Acres
Air Condition	CentralAir
Amenities	CeilingFans, GraniteCounters, Pantry, ProgrammableThermostat, SplitBedrooms, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricOven,ElectricWaterHeater,GasCooktop,Disposal,MicrowaveHoodFan,Microwave,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,Rock
Fencing	Partial
Fireplace	GasLog,LivingRoom