

## 2648 Arroyo Avenue

Fayetteville, Ar 72703



**List Price:** \$1,675

**MLS#:** 1318234

**Beds:** 3

**Baths Full:** 2

**Garage:** 2

**Square Feet:** 1,347

**Price / Square Foot:** \$1.24

**Subdivision:** Sunbridge Villas Sub

**Type:** ResidentialLease

**Built:** 2013

**County:** Washington

**School:** Fayetteville

### Description

Pre-leasing for October 1, 2025. Fantastic location in central Fayetteville with Unbeatable access to everything the city has to offer Located just 9 minutes from the University of Arkansas, Dickson St. entertainment district and near Razorback transit stops and greenway trail. Very clean 3 bedroom, 2 bath, 2 car garage. Granite counters, stainless appliances. Fenced backyard Yard is easy to maintain. Please note this is a No Cat property, 1 small dog is allowed with applicable pet fees and deposits. Fenced backyard Yard is easy to maintain. \$40 application and processing fee per adult. No Smoking! Showings will begin September 1, 2025

### Property Details

Lot Size	0.08 Acres
Air Condition	CentralAir,Electric
Appliances	ElectricRange,Disposal,Refrigerator
Fencing	Fenced,Privacy,Wood
Fireplace	GasLog,LivingRoom
Listed By	M. Overton Realty and Property Management, LLC