

# 17556 Timberlake Trail

Rogers, Ar 72756



**List Price:** \$434,000  
**MLS#:** 1325152  
**Beds:** 2  
**Baths Full:** 3  
**Garage:** 3  
**Square Feet:** 2,526  
**Price / Square Foot:** \$171.81  
**Subdivision:** Piney Point Add Rurban  
**Type:** Residential  
**Built:** 1999  
**County:** Benton  
**School:** Rogers

## Description

Spacious Two-Story Home Near Beaver Lake

Discover this beautifully designed 2,526 sq ft two-story home just minutes from Rogers and the scenic shores of Beaver Lake. Nestled on a generous 1.5-acre lot, this property offers plenty of outdoor space for privacy, recreation, or future expansion.

Featuring two spacious bedrooms plus a versatile bonus room, this residence includes three full bathrooms and ample living space for comfort and functionality.

Highlights include:

- Three-car garage for vehicles and storage
- Heated shop — perfect for hobbies or year-round projects
- Private sauna for ultimate relaxation
- Bonus room ideal for a home office, guest suite, or playroom

Enjoy the tranquility of lake living with the convenience of nearby city amenities. Whether you're entertaining guests or unwinding after a long day, this home blends luxury and practicality in a prime location.

## Property Details

Lot Size	1.51 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatInKitchen, Storage
Appliances	Dishwasher,EnergyStarQualifiedAppliances,ElectricRange,Disposal,GasWaterHeater,PropaneRange,Refrigerator,Washer
Driveway	GravelDriveway
Exterior	VinylSiding
Fencing	Partial

Fireplace	WoodBurning
Listed By	Coldwell Banker Harris McHaney & Faucette-Bentonvi