

## 441 County Road 535

Berryville, Ar 72616



**List Price:** \$315,000  
**MLS#:** 1325346  
**Beds:** 3  
**Baths Full:** 1  
**Garage:** 2  
**Square Feet:** 1,320  
**Price / Square Foot:** \$238.64  
**Subdivision:** 01-18-25  
**Type:** Residential  
**Built:** 2009  
**County:** Carroll  
**School:** Eureka Springs

### Description

5 miles to Berryville City Limits! Escape to your own private retreat with this charming 3-bedroom, 1-bath country home tucked away on nearly 20 acres of beautiful land. Enjoy peaceful mornings overlooking breathtaking mountain views and the serenity of nature all around. This property offers the perfect blend of privacy and natural beauty, making it an ideal haven for those who love the outdoors.

The land gently rolls to the back of the property, where it butts up to a picturesque creek, adding a unique and desirable feature for anyone who appreciates the outdoors. The home offers both gas and electric cooking capabilities, spacious storage beneath the house, and two versatile outbuildings—perfect for hobbies, tools, or extra storage. A chicken coop adds a touch of farm-to-table living for those wanting a self-sustained lifestyle.

Whether you're looking for a full-time residence or a peaceful getaway, this property offers endless possibilities. Come experience true country living su

### Property Details

Lot Size	19.91 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, Storage, WindowTreatments
Appliances	Dryer,Dishwasher,ElectricWaterHeater,GasOven,GasRange,Refrigerator
Driveway	GravelDriveway
Exterior	VinylSiding
Fencing	BackYard,FrontYard
Fireplace	None
Listed By	Smith and Associates Real Estate Services