

## 6 Hart Lane

Bella Vista, Ar 72714



**List Price:** \$330,000  
**MLS#:** 1330575  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,632  
**Price / Square Foot:** \$202.21  
**Subdivision:** Auckland Sub Bvv  
**Type:** Residential  
**Built:** 2005  
**County:** Benton  
**School:** Pea Ridge

### Description

Welcome home to this beautifully designed residence offering 3 spacious bedrooms & 2 full bathrooms in a convenient split-floor plan with a generous open-concept living centered around a propane fireplace. An abundance of windows fills the home with natural light. Handscraped luxury vinyl plank flooring & Carrera tile (NO CARPET) provide easy maintenance! Kitchen features stainless steel appliances, granite countertops, single bowl sink, & a new garbage disposal (2024). Large primary suite includes a tiled walk-in shower updated in 2023. Enjoy the back deck & large, fully fenced back yard along with a spacious 2-car garage, large open driveway, & plenty of parking options. Situated at the end of a quiet cul-de-sac within 200' from the Back 40 Trail - ideal for biking, hiking, & outdoor adventure. Roof replaced (2020), Rheem HVAC system (2020) with new outside AC converter (2024) & new attic HVAC fan motor (2023), gutter guards (2025), & new stove (2025).

### Property Details

Lot Size	0.28 Acres
Air Condition	CentralAir,Electric,HeatPump
Amenities	Attic, CeilingFans, CathedralCeilings, EatInKitchen, GraniteCounters, ProgrammableThermostat, SplitBedrooms, Storage, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,MicrowaveHoodFan,Microwave,Refrigerator,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding

Fencing	BackYard
Fireplace	GasLog,LivingRoom