

# 976 S Laramie Heights

Fayetteville, Ar 72704



**List Price:** \$325,000  
**MLS#:** 1331125  
**Beds:** 3  
**Baths Full:** 3  
**Garage:** 0  
**Square Feet:** 1,320  
**Price / Square Foot:** \$246.21  
**Subdivision:** Southern Woods  
**Type:** Residential  
**Built:** 2026  
**County:** Washington  
**School:** Fayetteville

## Description

\$3,500 LENDER CREDIT offered with buyer's use of builder's preferred lender - Use towards rate buydowns or closing costs! (OPEN HOUSES hosted @ MODEL HOME: 1015 N Laramie Heights) Welcome to Southern Woods! A Trailside Community at the base of Centennial Park 2022 Top Outdoor Facility Rating) Location offers access to miles of trails, greenspaces with paved pathways, & bicycle stalls, minutes away to shopping, food, I-49, & University of Arkansas! 3 BEDROOM DUPE COTTAGE floor plan feat: a covered front porch w cedar posts, an open concept first floor w 9' ceilings, LVP floors, & kitchen w 3cm granite counters, tiled backsplash, large center island w sink, stainless steel appliances! Main floor laundry, primary bedrm & ensuite! Upstairs 2 more Bedrms w private ensuites! POA \$35/mo incl lawn mowing! Join this community in a premier location today!

## Property Details

Lot Size	0.06 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, EatInKitchen, GraniteCounters, Pantry, SplitBedrooms, WalkInClosets
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,MicrowaveHoodFan, Microwave,EnergyStarQualifiedAppliances,PlumbedForIceMaker
Exterior	Concrete
Fencing	None
Fireplace	None
Listed By	McNaughton Real Estate