

45 S Happy Hollow Road

Fayetteville, Ar 72701



List Price: \$539,500
MLS#: 1336029
Beds: 3
Baths Full: 2
1/2 Baths: 1
Garage: 2
Square Feet: 1,900
Price / Square Foot: \$283.95
Subdivision: Treetops Sub
Type: Residential
Built: 2022
County: Washington
School: Fayetteville

Description

Contemporary meets comfort in this multi-level residence. Offering 1,900 sq. ft. of thoughtfully designed space with 3 bed 2.5 baths, expansive windows provide ample natural light, living room features a modern fireplace; the kitchen pairs stainless steel appliances with clean-lined cabinetry and quartz-style counters. Upstairs, the primary suite features its own bath and walk in closet, bathrooms include contemporary fixtures. Outdoors, a private south-facing balcony is perfect for morning coffee and sunrise views. The lot provides simple living, includes a yard and patio for grilling or gardening. Additional highlights include central air conditioning, in-unit washer and dryer, ceiling fans, a dishwasher, and an attached two-car garage for secure parking and storage. The Mt. Sequoyah trailhead lies only about 300 feet away, the U of A campus is about 3 miles and minutes from downtown Fayetteville, local shops, restaurants and entertainment, giving you access to both outdoor adventures and vibrant city life.

Property Details

Lot Size	0.12 Acres
Air Condition	Electric,EnergyStarQualifiedEquipment,HeatPump
Amenities	BuiltInFeatures, CeilingFans, EatInKitchen, QuartzCounters, SplitBedrooms, WalkInClosets, WiredForSound, WindowTreatments
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,GasOven,Microwave,Range Hood,SelfCleaningOven,EnergyStarQualifiedAppliances
Driveway	ConcreteDriveway
Exterior	Block,Cedar,MetalSiding,Concrete
Fencing	None
Fireplace	Insert,GasStarter,LivingRoom
Listed By	CRD Real Estate & Development