

# 13 Blenheim Lane

Bella Vista, Ar 72715



**List Price:** \$560,000  
**MLS#:** 1336466  
**Beds:** 4  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 2,880  
**Price / Square Foot:** \$194.44  
**Subdivision:** Blenheim Sub Bvv  
**Type:** Residential  
**Built:** 1994  
**County:** Benton  
**School:** Bentonville

## Description

Wake up to panoramic views of Kingswood Golf Course in this stunning 4 bedroom, 3 bath home perfectly positioned just a stone's throw from the Little Sugar Bike Trail. If location matters, this one delivers—golf, mountain biking, and the center of town are all just minutes away.

Designed for both everyday comfort and unforgettable entertaining, this home features two wood-burning fireplaces and a lower level built for gathering, complete with a bar and easy access to outdoor living spaces. Enjoy three levels of decks that maximize the breathtaking views. Soak in the hot tub under the stars, host game days with two outdoor TVs, or relax year-round on the screened porch.

Whether you're sipping coffee overlooking the fairway or entertaining friends after a day on the trails, this property captures the best of Bella Vista living. Washer, dryer, refrigerator, hot tub, and two outdoor TVs all convey—making this an exceptional opportunity to move in and start enjoying immediately. All new carpeting and bathroom flooring!

## Property Details

Lot Size	0.29 Acres
Air Condition	Central Air, Electric
Amenities	Attic, Ceiling Fans, Concrete Counters, Eat In Kitchen, Pantry, Programmable Thermostat, Split Bedrooms, Storage, Walk In Closets, Wired For Sound, Window Treatments
Appliances	Dryer, Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave, Refrigerator, Self-Cleaning Oven, Washer, Plumbed For Ice Maker
Driveway	Concrete Driveway
Exterior	Brick, Vinyl Siding
Fencing	None
Fireplace	Wood Burning
Listed By	Crye-Leike REALTORS-Bella Vista