

# 2649 E Livingston Lane

Fayetteville, Ar 72703



**List Price:** \$586,900  
**MLS#:** 1336544  
**Beds:** 3  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,214  
**Price / Square Foot:** \$265.09  
**Subdivision:** Livingston  
**Type:** Residential  
**Built:** 2026  
**County:** Washington  
**School:** Fayetteville

## Description

Discover this stunning modern home in the perfect East Fayetteville location—just a short walk to beloved Gulley Park! Douglas floorplan featuring designer finishes throughout! Enjoy a spacious open floorplan with a large living room, electric fireplace with tile to the ceiling, and beautiful wood flooring. The chef's kitchen boasts 3cm quartz countertops, stainless steel frigidaire professional-grade appliances, custom cabinets to the ceiling with soft close hinges, vented hood, and a walk-in pantry. The luxurious primary suite includes hardwood floors, custom beams, and a spa-like bathroom with walk in tile shower, soaking tub, double sinks and walk in closet. With a formal dining area with wainscot, cubbies to keep you organized, large covered patio, and included blinds and gutters, this home blends comfort, style, and convenience in one unbeatable package. POA maintained lawncare and access to Niokaska Creek Trail from the neighborhood!!

## Property Details

Lot Size	0.13 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatInKitchen, Pantry, QuartzCounters, SplitBedrooms, Storage, WalkInClosets, WindowTreatments
Appliances	BuiltInRange,BuiltInOven,Dishwasher,ElectricOven,GasCooktop,Disposal,GasWaterHeater,Microwave,RangeHood,TanklessWaterHeater,PlumbedForIce Maker
Driveway	ConcreteDriveway
Exterior	Brick,Concrete
Fencing	None
Fireplace	Electric,LivingRoom
Listed By	Weichert, REALTORS Griffin Company Bentonville