

**Agent:** Jennifer M. Sims  
**Company:** Lindsey & Associates Inc

**Email:** jennifer@lindsey.com  
**Cell:** (479) 841-5636  
**Phone:** (479) 527-8786

## 4293 W Chaparral Lane

Fayetteville, Ar 72704



**List Price:** \$280,000  
**MLS#:** 1336891  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,440  
**Price / Square Foot:** \$194.44  
**Subdivision:** Willow Springs Addition  
**Type:** Residential  
**Built:** 1994  
**County:** Washington  
**School:** Fayetteville

### Description

All brick, one level, 3 bed/2 bath home in convenient location in west Fayetteville, close to parks, shopping and restaurants. New privacy fence on one side plus a 2023 HVAC, 2023 water heater and 2020 roof. Cathedral ceiling and fireplace accent the living room with a wood mantle and tile surround. The kitchen features lots of cabinets with added pantry for storage in the laundry room. Primary suite has a walk-in closet and private bath with shower/tub combo. Two additional bedrooms and guest bath complete the floorplan. Enjoy the large covered front porch or relax on the patio in the fully fenced backyard.

### Property Details

Lot Size	0.21 Acres
Air Condition	HeatPump
Amenities	Attic, CeilingFans, CathedralCeilings, Storage, WalkInClosets
Appliances	Dryer,Dishwasher,ElectricRange,Disposal,GasWaterHeater,Refrigerator,Washer,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	BackYard,Privacy,Wood
Fireplace	GasStarter,WoodBurning