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## 2109 Abbott Lane

Pea Ridge, Ar 72751



**List Price:** \$531,000  
**MLS#:** 1337739  
**Beds:** 4  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,415  
**Price / Square Foot:** \$219.88  
**Subdivision:** Arlington Sub Ph 1B Pea Ridge  
**Type:** Residential  
**Built:** 2023  
**County:** Benton  
**School:** Pea Ridge

### Description

Beautiful 4-bedroom, 2.5-bath home. Generator for entire home owned. The spacious primary suite features a private walk-through laundry leading into a huge walk-in closet, spa-like bath with separate tile shower and soaking tub, double vanities, and tile flooring. The primary bedroom offers a tray ceiling with decorative beams, ceiling fan, and plush carpet. The 2nd, 3rd, and 4th bedrooms all feature carpet and ceiling fans, with two offering oversized closets. The inviting living area boasts high ceilings with exposed beams, recessed lighting, and an open flow ideal for entertaining. The kitchen is equipped with stainless steel appliances, gas cooktop, breakfast bar, and ample storage. Enjoy outdoor living on the screened-in back patio with ceiling fan and gas hookup—perfect for relaxing or entertaining. Additional features include wood blinds, sidewalks, attractive landscaping, and thoughtful upgrades throughout. Solar Panel, Tinted windows, sprinkler system!

### Property Details

Lot Size	0.24 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatInKitchen, Pantry, SplitBedrooms, Storage, SolidSurfaceCounters, WalkInClosets, WindowTreatments
Appliances	BuiltInRange,BuiltInOven,Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,GasCooktop,Disposal,GasRange,Microwave,Refrigerator,RangeHood,SelfCleaningOven,Washer,PlumbedForIceMaker
Exterior	Brick
Fencing	BackYard,Privacy,Wood

Fireplace	GasLog
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