

# 3083 E Royal Drive

Fayetteville, Ar 72701



**List Price:** \$513,502  
**MLS#:** 1337812  
**Beds:** 4  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 2,746  
**Price / Square Foot:** \$187.00  
**Subdivision:** Riverwalk Sub Ph I  
**Type:** Residential  
**Built:** 2014  
**County:** Washington  
**School:** Fayetteville

## Description

12 short min from the U of A. Home features an open-concept design for both everyday living & entertaining. A spacious living room w/ vaulted ceiling, gas fireplace, & hand-scraped hardwood floors flow seamlessly into the designer kitchen complete w/ granite countertops, stainless steel appliances, & large island. The dining room offers flexibility as a home office. The main level includes a private primary suite featuring a spa-like bath w/ tiled shower, whirlpool tub, & ample storage. Also on the first level is an additional bedroom & full bath - ideal for guests or multi-generational living. Upstairs, two spacious bedrooms share a convenient Jack & Jill bath. Central vacuum system, wired security system, LED lighting throughout, & wired-for-sound capability. The rear-load garage boasts an epoxied floor, & the landscaped yard includes a wooden privacy fence w/ a large covered porch perfect for relaxing outdoors. Riverwalk has scenic walking paths & a community pool, adding to the neighborhood's charm & appeal.

## Property Details

Lot Size	0.18 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, CentralVacuum, EatInKitchen, GraniteCounters, Pantry, ProgrammableThermostat, SplitBedrooms, WalkInClosets, WiredForSound, WindowTreatments
Appliances	CounterTop,Dishwasher,ElectricCooktop,ElectricOven,Disposal,GasWaterHeater,Microwave,Refrigerator,RangeHood,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,Rock,VinylSiding
Fencing	BackYard,Privacy,Wood
Fireplace	GasLog,LivingRoom
Listed By	Grandview Realty