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## 1330 S Curtis Avenue

Pea Ridge, Ar 72751



**List Price:** \$595,000  
**MLS#:** 1338145  
**Beds:** 4  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,976  
**Price / Square Foot:** \$199.93  
**Subdivision:** 01-20-30-PEA RIDGE  
**Type:** Residential  
**Built:** 2022  
**County:** Benton  
**School:** Pea Ridge

### Description

Modern farmhouse- space, light, & flexibility-designed for how people live. Thoughtful design, 4–5 bed 3.5 bath nearly 3,000 sq ft of function, comfort & open floorplan of natural light. Transom windows & beautiful beam ceilings add warmth and character. The kitchen features expansive counter space, abundant cabinetry, large island-perfectly positioned to entertain, gather, and cook together -flowing seamlessly into main living and dining. A standout feature is the private lower-level suite, with full bath and direct access to private deck-ideal for guests, home office, or quiet retreat for strong indoor-outdoor connection. Additional primary upstairs adds flexibility for multi-generational living or evolving needs. Upstairs media/bonus room & additional beds and bath, for separation and privacy. Multiple outdoor living spaces, include inviting front porch and side decks surrounded by mature trees—for charm and peace. Quick access to Downtown Rogers, Walmart HQ, and all of NWA, blending convenience and comfort.

### Property Details

Lot Size	0.50 Acres
Air Condition	CentralAir,Electric,Other,SeeRemarks
Amenities	Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, EatInKitchen, Pantry, ProgrammableThermostat, QuartzCounters, WalkInClosets, WindowTreatments, MudRoom, Storage
Appliances	BuiltInRange,BuiltInOven,Dishwasher,ElectricCooktop,ElectricOven,Disposal, GasWaterHeater,SmoothCooktop,SelfCleaningOven,TanklessWaterHeater, WaterHeater,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Masonite

Fencing	Fenced,Partial,Privacy,Wood
Fireplace	GasLog,LivingRoom