

# 3603 SW Champagne Avenue

Bentonville, Ar 72712



**List Price:** \$700,000  
**MLS#:** 1338442  
**Beds:** 4  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 2,990  
**Price / Square Foot:** \$234.11  
**Subdivision:** Chardonnay Sub Bentonville  
**Type:** Residential  
**Built:** 2003  
**County:** Benton  
**School:** Bentonville

## Description

Step inside this charming Tuscan-style home in one of Bentonville's most sought-after established neighborhoods and instantly feel at home. Just minutes from the Downtown Bentonville Square, Walmart Global Campus, restaurants, and Coler Mountain Bike Preserve world-class biking trails, this location is hard to beat. As you enter, you're welcomed by soaring vaulted ceilings with rich espresso beams and LVP flooring. You will love the neutral color palette which reflects the natural light coming in from the abundance of windows. The French country-inspired kitchen feels like a European countryside retreat, featuring stainless steel appliances, granite countertops, abundant cabinetry, a large island, and a cozy eat-in dining area perfect for gathering. You will appreciate the number of upgrades featured in the home. Enjoy outdoor patio meals and entertaining on two patios each easily accessible from the kitchen and living areas. This truly one-of-a-kind home must be experienced to appreciate. Ask for Feature Sheet.

## Property Details

Lot Size	0.24 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, EatInKitchen, GraniteCounters, ProgrammableThermostat, SplitBedrooms, WalkInClosets, WindowTreatments, Storage
Appliances	Dishwasher,ExhaustFan,Disposal,GasRange,GasWaterHeater,Microwave,EnergyStarQualifiedAppliances,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,Stucco
Fencing	BackYard,Fenced,Metal,Other,SeeRemarks
Fireplace	Electric,LivingRoom
Listed By	Berkshire Hathaway HomeServices Solutions Real Est