

## 3 Cambria Place

Bella Vista, Ar 72715



**List Price:** \$345,000

**MLS#:** 1339212

**Beds:** 3

**Baths Full:** 2

**Garage:** 2

**Square Feet:** 1,742

**Price / Square Foot:** \$198.05

**Subdivision:** Forest Hills Sub Bv

**Type:** Residential

**Built:** 2006

**County:** Benton

**School:** Bentonville

### Description

One owner. Completed Carroll Electric Energy Audit with, Ridge Vent system installed, added additional Six inches of attic insulation. Newer Stainless Steel Appliances. Newer Trane HVAC System. Newer hot water heater. New roof 2021. City Sewer, new pump in December of 2022. This home has been meticulously cared for. Maintenance free yard. Carpets to be Professionally cleaned before sellers exit property.

### Property Details

Lot Size	0.34 Acres
Air Condition	CentralAir
Amenities	Attic, CeilingFans, EatInKitchen, Storage, SolidSurfaceCounters, WindowTreatments
Appliances	Dishwasher,ElectricOven,ElectricWaterHeater,Disposal,Microwave,Refrigerator,Washer,EnergyStarQualifiedAppliances,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	None
Fireplace	GasLog,LivingRoom
Listed By	Hutchinson Realty