

# 306 N Anser Bend

Farmington, Ar 72730



**List Price:** \$377,577

**MLS#:** 1339294

**Beds:** 3

**Baths Full:** 2

**Garage:** 2

**Square Feet:** 1,606

**Price / Square Foot:** \$235.10

**Subdivision:** Goose Creek Village

**Type:** Residential

**Built:** 2024

**County:** Washington

**School:** Farmington

## Description

Step inside to find an open split-floor plan with LVP flooring and smart home features, including a video doorbell and security system. The living room showcases an electric fireplace that provides both warmth and ambiance, while the kitchen impresses with quartz countertops, soft-close cabinets, a walk-in pantry, and plenty of storage. The spacious primary suite includes an oversized shower for a spa-like feel. Outside, enjoy a large fenced backyard with reinforced gates, a patio extension with privacy wood shutters, and an outdoor storage building with electricity. A six-seat hot tub may also convey with an acceptable offer. Additional highlights include an epoxy garage floor, a generous backyard space, and a \$3,200 preferred lender credit to help with closing costs. Conveniently located near schools, shopping, and all that Farmington has to offer, this home blends comfort, style, and functionality.

## Property Details

Lot Size	0.25 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, HotTubSpa, QuartzCounters, SplitBedrooms, Storage, SmartHome, WalkInClosets, WindowTreatments
Appliances	BuiltInRange,BuiltInOven,Dishwasher,ElectricWaterHeater,Disposal,GasRange,Microwave,SelfCleaningOven
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	BackYard,Privacy,Wood
Fireplace	Electric,LivingRoom
Listed By	Collier & Associates