

**Agent:** Briana Ruff  
**Company:** Realty ONE Group Sapphire

**Email:** bruff@lindsey.com  
**Cell:** (479) 466-9360  
**Phone:** (479) 249-9477  
**Website:** <https://homewithbrianaruff.realtor/>

## 6616 W Pagosa Place

Fayetteville, Ar 72704



**List Price:** \$635,000  
**MLS#:** 1340850  
**Beds:** 4  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 2,438  
**Price / Square Foot:** \$260.46  
**Subdivision:** Silverthorne Subdivision  
**Type:** Residential  
**Built:** 2002  
**County:** Washington  
**School:** Farmington

### Description

Calling all Razorback fans! If you have been searching for a home you'll be proud to call the Hogs in, this stunning home is it! You'll have 4-bedrooms, a game room with a pool table plus a backyard entertainers dream, featuring a large patio & inground heated pool, grilling area, sitting area with a cozy brick fireplace, outdoor dining & there is already electric for a hot tub. All of this & more sitting on a large corner lot with oversized side-load garage & extended driveway. With a thoughtfully designed layout, ample indoor & outdoor space, this home has it all. See the attached list of all the updates & features; including a brand new pool heater, extra outlets & lighting outside, central vac, newer wood look tile flooring & appliances. Located less than 15 mins to the stadium, 6 mins to area Farmington Schools, 15 mins to WRMC hospital, you'll find a variety of shopping, dining & other amenities not far away. Call your favorite real estate professional to see this one in person! Covenants but no active POA.

### Property Details

Lot Size	0.43 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, CentralVacuum, GraniteCounters, Pantry, SplitBedrooms, Storage, WindowTreatments
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Microwave,Refrigerator,RangeHood,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick

Fencing	Metal,Privacy,Wood
Fireplace	GasLog,LivingRoom,Outside,WoodBurning