

## 747 N Malbec Road

Fayetteville, Ar 72704



**List Price:** \$419,900  
**MLS#:** 1341530  
**Beds:** 4  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 1,763  
**Price / Square Foot:** \$238.17  
**Subdivision:** Villas At Forest Hills  
**Type:** Residential  
**Built:** 2020  
**County:** Washington  
**School:** Fayetteville

### Description

Investors and Parents!!! Do you need a 4 bedroom home for the upcoming University of Arkansas year for your kid and their friends? You found it! Downstairs you will find an open living concept with a kitchen with island with room for bar seats, lots of granite counter space, plenty of cabinets and dining area. A half bath for guests and the laundry room comes with a washer and dryer that conveys, both just off the kitchen. Primary bedroom with ensuite is on the main floor. Hang out on patio around the firepit under the pergola in fenced area for privacy. Upstairs adds 3 more bedrooms with one having an ensuite while the other two share a J and J bathroom. The top of the stairs landing allows for a study area or set up a kitchenette. This prime location in Fayetteville gets you to shopping, local dining and 2.2 miles (less than 10 minutes) from U of A. Home comes with all appliances, including washer, dryer and fridge, and lawn care is taken care of by HOA. Swim in the community pool that is just around the corner.

### Property Details

|               |  |
|---------------|--|
| Lot Size      | 0.10 Acres   |
| Air Condition | CentralAir,Electric  |
| Amenities     | Attic, CeilingFans, EatInKitchen, Pantry, ProgrammableThermostat, QuartzCounters, SplitBedrooms, Storage, WalkInClosets                                  |
| Appliances    | Dryer,Dishwasher,ElectricRange,Disposal,GasWaterHeater,MicrowaveHood Fan,Microwave,Refrigerator,Washer,EnergyStarQualifiedAppliances,Plumbe dForIceMaker |
| Driveway      | ConcreteDriveway   |
| Exterior      | Brick  |
| Fencing       | Privacy,Wood   |
| Listed By     | The Virtual Realty Group   |