

# 1113 Arapahoe Drive

Van Buren, Ar 72956



**List Price:** \$385,000  
**MLS#:** 1342221  
**Beds:** 4  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,640  
**Price / Square Foot:** \$145.83  
**Subdivision:** Oliver Spgs Heights I  
**Type:** Residential  
**Built:** 2001  
**County:** Crawford  
**School:** Van Buren

## Description

What a great value in a desirable Van Buren location! Close to schools, shopping, dining, and with easy access to I-40, this spacious home features a welcoming entry foyer with built-in shelving and a formal dining area with soaring ceilings. The great room offers skylights, high ceilings, a gas starter fireplace, and opens to the kitchen and eat-in area—ideal for everyday living and entertaining. The kitchen includes newer granite countertops, gas range, microwave vent hood, abundant cabinetry, two pantries, and an island. Enjoy outdoor living with a large deck just off the main areas. A flex room off the kitchen/garage adds versatility. The main-level primary suite includes a walk-in closet with safe and a spacious ensuite bath. Upstairs offers three bedrooms, one with a private bath, plus a shared hall bath. Updates: roof, gutters, and exterior paint (2023), 1 HVAC (2021), windows (2017), water heater (2025). Sold AS IS and priced accordingly.

## Property Details

Lot Size	0.51 Acres
Air Condition	CentralAir
Amenities	CeilingFans, CathedralCeilings, EatInKitchen, GraniteCounters, Pantry, ProgrammableThermostat, Skylights, WalkInClosets, WindowTreatments
Appliances	Disposal, GasRange, GasWaterHeater, MicrowaveHoodFan, Microwave
Driveway	ConcreteDriveway
Exterior	Brick, WoodSiding
Fencing	None
Fireplace	FamilyRoom, GasStarter
Listed By	Chuck Fawcett Realty, Inc.