

13 Brims Ness Lane

Bella Vista, Ar 72715



List Price: \$474,500
MLS#: 1342410
Beds: 4
Baths Full: 2
Garage: 2
Square Feet: 2,023
Price / Square Foot: \$234.55
Subdivision: Magrath Sub Bvv
Type: Residential
Built: 2026
County: Benton
School: Gravette

Description

Tucked into a wooded 0.44-acre setting, this 4-bedroom (septic), 2-bath home offers a peaceful environment with convenient access to everything you need. The home features a functional layout that supports both everyday living and the flexibility to accommodate guests, work-from-home space, or growing households. Large windows bring in natural light and highlight the surrounding trees, creating a connection to the outdoors and enhancing the overall comfort of the home. The lot provides room to enjoy the natural setting while maintaining a sense of privacy. Located just 5 minutes from I-49 (Exit 102 North), this property allows for an easy commute while staying close to Bella Vista's top amenities. Highlands Golf Course is only minutes away, and Lake Loch Lomond is nearby, with shopping, dining, and recreational opportunities all within a short drive.

Property Details

Lot Size	0.44 Acres
Air Condition	CentralAir
Amenities	CeilingFans, CathedralCeilings, Pantry, QuartzCounters
Appliances	Dishwasher,ElectricWaterHeater,GasRange,Microwave
Driveway	ConcreteDriveway
Exterior	Masonite,VinylSiding
Fencing	None
Fireplace	LivingRoom
Listed By	Good Neighbor Realty