

# 1433 S Duncan Avenue

Fayetteville, Ar 72701



**List Price:** \$850,000

**MLS#:** 1342454

**Beds:** 4

**Baths Full:** 3

**1/2 Baths:** 1

**Garage:** 2

**Square Feet:** 2,757

**Price / Square Foot:** \$308.31

**Subdivision:** Subdivision: 21-16-30 FAYETTEVILLE  
OUTLO

**Type:** Residential

**Built:** 2023

**County:** Washington

**School:** Fayetteville

## Description

Just a Home Run Away from it All!

Only 1/2 mile from Baum Stadium and a mile from the University of Arkansas, this stunning new home hits it out of the park! Featuring 4 spacious bedrooms, 3.5 beautifully designed bathrooms, and 2 versatile living areas, this home is perfect. Outdoor enthusiasts will love the nearby biking and walking trails, and a large fenced backyard. Unwind or entertain guests on the two covered patios. This home truly offers the ultimate blend of convenience and comfort.

## Property Details

Lot Size	0.24 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatInKitchen, GraniteCounters, Pantry, ProgrammableThermostat, SplitBedrooms, Storage, WalkInClosets, WindowTreatments, MultipleLivingAreas
Appliances	Dishwasher,ExhaustFan,GasCooktop,Disposal,GasOven,GasWaterHeater,Refrigerator,RangeHood,TanklessWaterHeater,EnergyStarQualifiedAppliances,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Concrete
Fencing	BackYard,Fenced,Privacy,Wood
Listed By	Keller Williams Market Pro Realty Branch Office