

13 Mobray Lane

Bella Vista, Ar 72714



List Price: \$299,900
MLS#: 1343257
Beds: 2
Baths Full: 2
Garage: 1
Square Feet: 1,104
Price / Square Foot: \$271.65
Subdivision: Leicester Sub Bvv
Type: Residential
Built: 1978
County: Benton
School: Bentonville

Description

Tucked into a quiet, wooded setting with no rear neighbors, this home offers a rare blend of privacy, nature, and flexibility, ideal as a full-time residence, weekend getaway, or proven short-term rental.

Inside, you'll find updated flooring, fresh paint, and a remodeled kitchen and bathrooms that create a clean, comfortable, move-in ready feel. The two-bedroom, two-bath layout works well for everyday living or hosting guests.

The outdoor setting truly stands out. A welcoming covered front porch sets the tone, while the backyard opens to wooded views with direct trail access leading to Lake Ann. Enjoy peaceful mornings or evenings surrounded by nature and wildlife.

Recent updates include a new roof and gutters in 2023, added insulation, and a newer septic system. Offered fully furnished, this turnkey property also features established Airbnb history, making it a strong opportunity for personal use or income from day one.

Property Details

Lot Size	0.24 Acres
Air Condition	CentralAir,Electric
Amenities	BuiltInFeatures, CeilingFans, EatInKitchen, GraniteCounters, ProgrammableThermostat, WindowTreatments
Appliances	Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,RangeHood
Driveway	ConcreteDriveway
Exterior	Frame
Fencing	None

Fireplace	None
Listed By	Better Homes and Gardens Real Estate Journey