

# 13946 (10 acres +/-) Fairmount Road

Siloam Springs, Ar 72761



**List Price:** \$785,000  
**MLS#:** 1343404  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 4  
**Square Feet:** 1,995  
**Price / Square Foot:** \$393.48  
**Subdivision:** Reading Major Sub Rurban  
**Type:** Residential  
**Built:** 1993  
**County:** Benton  
**School:** Gentry

## Description

Charming home on 10 acres +/- with a large shop and private drive, offering a peaceful setting with convenient access to Hwy 412 and Hwy 12! This 3 bedroom, 2 bath home features a functional layout with recent updates throughout. The inviting living room includes a cozy pellet stove, perfect for added warmth and ambiance. The kitchen is equipped with granite countertops and flows nicely into the main living areas. The primary suite boasts a recently remodeled bathroom with double vanities, a walk-in shower, and a relaxing soaking tub. Enjoy the outdoors from the covered front porch, relax in the sunroom, or unwind on the back deck overlooking a beautiful, private view. The acreage provides room to roam, garden, or simply enjoy the quiet surroundings, while the large shop offers excellent space for storage, hobbies, or projects. With acreage, a spacious shop, and a serene setting, this property offers the perfect blend of comfort, functionality, & country living with easy highway access! With less land available.

## Property Details

Lot Size	9.99 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, CathedralCeilings, EatInKitchen, GraniteCounters, Pantry, SplitBedrooms, Storage, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricOven,ElectricRange,GasWaterHeater,MicrowaveHoodFan,Microwave,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Frame
Fencing	None
Fireplace	PelletStove
Listed By	Keller Williams Market Pro Realty - Siloam Springs