

**Agent:** Blake Smith  
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## 1316 S College

Fayetteville, Ar 72701



**List Price:** \$3,800  
**MLS#:** 1344132  
**Beds:** 4  
**Baths Full:** 4  
**1/2 Baths:** 1  
**Garage:** 0  
**Square Feet:** 1,772  
**Price / Square Foot:** \$2.14  
**Subdivision:** BURL DODD ADD  
**Type:** ResidentialLease  
**Built:** 2026  
**County:** Washington  
**School:** Fayetteville

### Description

AVAILABLE AUGUST 1, 2026! Brand new luxury 4-bedroom home featuring private en suite bathrooms in every bedroom, plus an additional half bath on the main level for guests. Designed for modern living, this home offers a spacious open-concept layout, luxury vinyl plank flooring throughout (including bedrooms), quartz countertops, stainless steel appliances, and custom shaker-style cabinetry extended to the ceiling. Refrigerator, washer, and dryer are all included for added convenience. Ample off-street parking available. Ideally located just minutes from campus and directly across from the newly renovated Walker Park, with Phase 1 improvements currently underway and scheduled for completion this summer! Photos are of a similar floor plan. Actual layout and finishes may vary slightly but will be very comparable.

### Property Details

Lot Size	0.09 Acres
Air Condition	CentralAir,Electric
Fencing	None