

# 18576 Columbine Road

Fayetteville, Ar 72704



**List Price:** \$400,000  
**MLS#:** 1344194  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 0  
**Square Feet:** 1,774  
**Price / Square Foot:** \$225.48  
**Subdivision:** See Attached Deed  
**Type:** Residential  
**Built:** 1990  
**County:** Washington  
**School:** Springdale

## Description

Picture yourself enjoying your morning coffee on your covered back patio on your flat, level, cleared 2 acre lot that is fully fenced! This home has been recently painted and is move in ready. Featuring 3 bedrooms, 2 full bathrooms and a flex room for convenience. A large kitchen featuring granite countertops and stainless steel appliances. With a large living area, this home provides a functional floorplan with thoughtful finishes. Attached 2 car garage is partially converted and allows for storage. Bring your farm animals and raise them here! A chicken coop already on site ready for your flock! Perfect for a hobby farm, 4H or whatever you fancy with a section fenced for livestock. A designated garden area with water and plenty of room for a shop! Level, fully fenced, clear acreage is a rare find in NWA! Don't miss your opportunity to get a slice of country living while still being close to all things NWA and only 10 min to center of Tontitown. Located in Springdale school district. Schedule your showing today!

## Property Details

Lot Size	2.00 Acres
Air Condition	CentralAir
Amenities	CeilingFans, EatInKitchen, GraniteCounters, WalkInClosets
Appliances	Dishwasher, GasOven, GasRange, GasWaterHeater, Microwave, EnergyStarQualifiedAppliances
Exterior	Brick
Fencing	BackYard, Full, FrontYard
Listed By	eXp Realty NWA Branch