

# 4509 Champagne Drive

Springdale, Ar 72764



**List Price:** \$987,000  
**MLS#:** 1344287  
**Beds:** 4  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 3  
**Square Feet:** 3,550  
**Price / Square Foot:** \$278.03  
**Subdivision:** Grand Valley Estates  
**Type:** Residential  
**Built:** 2016  
**County:** Washington  
**School:** Springdale

## Description

Nestled on 2 beautifully landscaped acres in the highly sought-after Grand Valley Estates, this custom-built luxury home offers the perfect blend of elegance, comfort, and escape. Inside, the home is designed for the way you actually live. Whether it's movie nights in your dedicated theater room, energizing mornings in the exercise space, or productive days in your private office, every detail supports both relaxation and functionality. With 4 bedrooms and 3 bathrooms, there's room for everyone to spread out while still feeling connected. Step into your own backyard oasis featuring a heated pool, a charming pergola, and a spacious covered porch made for slow mornings, sunset dinners, and unforgettable gatherings. The professionally landscaped property adds to the sense of tranquility, while the above-ground storm shelter provides an extra layer of peace of mind. If you are searching for a home that truly enhances your lifestyle—this is it. A place to unwind, entertain and create lasting memories.

## Property Details

Lot Size	1.97 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, CentralVacuum, EatInKitchen, GraniteCounters, Pantry, ProgrammableThermostat, WalkInClosets, WiredForSound, WindowTreatments, Storage
Appliances	Dishwasher,ExhaustFan,ElectricOven,ElectricWaterHeater,GasCooktop,Disposal,EnergyStarQualifiedAppliances,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	BackYard,Metal
Fireplace	GasLog,LivingRoom,Outside
Listed By	Coldwell Banker Harris McHaney & Faucette -Fayette