

# 1607 McRay Avenue

Springdale, Ar 72762



**List Price:** \$294,694  
**MLS#:** 1344420  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,506  
**Price / Square Foot:** \$195.68  
**Subdivision:** Frederick Subdivision  
**Type:** Residential  
**Built:** 1973  
**County:** Washington  
**School:** Springdale

## Description

Located in the heart of town, this inviting home offers space, convenience, and charm all in one package. Featuring 3 bedrooms, 2 bathrooms, and a 2-car garage, the home includes two separate living areas, one with a cozy fireplace, providing flexibility for entertaining, relaxing, or everyday living. The kitchen includes a dining area with easy flow for meals and gatherings. Additional highlights include an attached workshop ideal for hobbies, storage, or projects, plus a desirable corner lot with mature trees, welcoming front porch, and back patio for outdoor enjoyment. Conveniently located near Murphy Park, the library, aquatic center, restaurants, shopping, and more, this property offers easy access to everything you need. With its versatile layout, this home provides plenty of room to grow and adapt to your needs. The combination of indoor and outdoor living spaces makes it easy to host gatherings or simply enjoy evenings at home.

## Property Details

Lot Size	0.30 Acres
Air Condition	CentralAir,Electric
Amenities	BuiltInFeatures, CeilingFans, TileCountertop, TileCounters, WindowTreatments, MultipleLivingAreas
Appliances	ElectricCooktop,ElectricOven,ElectricRange,Disposal,GasWaterHeater,Rang eHood
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	BackYard,Privacy,Wood,Wire
Fireplace	GasStarter,LivingRoom
Listed By	Weichert REALTORS - The Griffin Company Springdale