

16233 Highway 16

Fayetteville, Ar 72704



List Price: \$599,000
MLS#: 1344598
Beds: 3
Baths Full: 2
1/2 Baths: 1
Garage: 4
Square Feet: 2,236
Price / Square Foot: \$267.89
Subdivision: n/a
Type: Residential
Built: 2022
County: Washington
School: Prairie Grove

Description

Acreage Living by Lake Wedington — Priced to Sell

Rare opportunity outside Fayetteville: a 2022 all-brick ranch on ~2.7 acres with a seasonal creek sourced from Lake Wedington's waterfall. Enjoy privacy, space, and quality just 15 minutes from Fayetteville or Siloam Springs. Current owners have made significant improvements to the property.

2,236 sqft | 3 Bed | 2.5 Bath | Open Layout

Cathedral ceilings with custom beams, LVP flooring, electric fireplace, and spacious king-sized bedrooms with ample storage.

Kitchen features granite countertops, farmhouse sink, glass-front pantry plus walk-in pantry, pot filler, vented hood, and 5-burner propane cooktop.

Primary suite offers a spa-style steam shower, towel warmer, and patio access.

Outdoor highlights include 2 covered porches, stone firepit, privacy trees, cleared creekside land, and a 400+ ft paved extra wide driveway.

40x44 shop with 100-amp service and 14'/10' doors.

Approximate 2.3-acre lot available next door—expand to ~5 acres total.

Property Details

Lot Size	2.70 Acres
Air Condition	CentralAir,Electric,HeatPump
Amenities	Attic, CeilingFans, CathedralCeilings, EatInKitchen, GraniteCounters, Pantry, ProgrammableThermostat, WalkInClosets, WindowTreatments, Storage
Appliances	Dishwasher,ElectricOven,ElectricWaterHeater,Disposal,Microwave,Propane Cooktop,PlumbedForIceMaker
Exterior	Brick
Fencing	None
Fireplace	Electric,LivingRoom
Listed By	Arkansas Diamond Realty