

## 279 S Breakwater Lane

Fayetteville, Ar 72704



**List Price:** \$283,000  
**MLS#:** 1344615  
**Beds:** 2  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 1,252  
**Price / Square Foot:** \$226.04  
**Subdivision:** Hawkins House At Shiloh  
**Type:** Residential  
**Built:** 2017  
**County:** Washington  
**School:** Fayetteville

### Description

This townhouse is ideally located just minutes from the University of Arkansas campus and close to a wide variety of dining and shopping options. The three-level layout offers a garage on the first floor, with the main level featuring an eat-in kitchen, living room, dining area, and half bath. Upstairs, you'll find two bedrooms, including a primary suite with a private bathroom and walk-in closet, along with an additional full bath and a convenient laundry area.

The kitchen is equipped with stainless steel appliances, granite countertops, and a center island. The home has been freshly painted and is move-in ready, with new flooring throughout, including pine wood stairs. A deck just off the kitchen provides the perfect space for outdoor dining or relaxing while enjoying the peaceful wooded area behind the property.

### Property Details

Lot Size	0.04 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, EatInKitchen, GraniteCounters, Pantry, WalkInClosets, WindowTreatments
Appliances	Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,MicrowaveHoodFan,Microwave,Refrigerator,Washer,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	VinylSiding
Fencing	None
Fireplace	None
Listed By	Realty Concepts