

## 23 Hurlford Lane

Bella Vista, Ar 72715



**List Price:** \$295,000  
**MLS#:** 1345035  
**Beds:** 2  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,440  
**Price / Square Foot:** \$204.86  
**Subdivision:** Orkney Sub Bvv  
**Type:** Residential  
**Built:** 1988  
**County:** Benton  
**School:** Gravette

### Description

Welcome home to this inviting 2BR/2BA retreat offering 1,440 sq ft of comfortable living. Built in 1988 and well cared for, with major updates already complete: roof and water heater (July 2019) and HVAC (July 2021). The spacious kitchen features abundant cabinet storage and newer stove, dishwasher, and microwave. Gather around the cozy, newly cleaned propane fireplace in the living room. Set on a 0.3 acre lot, there's room to breathe, play, or garden. Enjoy a fenced backyard, 10x16 storage building for tools or hobbies, and easy, low-maintenance gravel landscaping. Just moments from Loch Lomond lake access and near Branchwood Nature Trail, Branchwood Recreation Center, and Branchwood Golf Course, and another minutes away. Minutes to I-49 and located within the Gravette school district. Whether you're relaxing at home or exploring nearby trails and the lake, this is the kind of place that just feels right—come take a look and imagine yourself at home here.

### Property Details

Lot Size	0.30 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, None, Storage
Appliances	ElectricRange,ElectricWaterHeater,MicrowaveHoodFan,Microwave
Driveway	ConcreteDriveway
Exterior	Brick,WoodSiding
Fencing	BackYard,ChainLink,Privacy,Wood
Fireplace	LivingRoom
Listed By	Viridian Real Estate