

**Agent:** Blake Smith  
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## 830 S Wood Avenue

Fayetteville, Ar 72701



**List Price:** \$750,000  
**MLS#:** 1345478  
**Beds:** 4  
**Baths Full:** 4  
**1/2 Baths:** 2  
**Garage:** 0  
**Square Feet:** 2,476  
**Price / Square Foot:** \$302.91  
**Subdivision:** 22-16-30 F2-16-30 FAYETTEVILLE OUTLOTS  
**Type:** Residential  
**Built:** 2026  
**County:** Washington  
**School:** Fayetteville

### Description

Brand new investment property just minutes from the U of A, parks, trails, shopping, dining, and more! Property includes two homes: a 3 bed, 3.5 bath main home plus a 1 bed, 1.5 bath ADU. The ADU already has a signed lease for \$1,500/month beginning August 1st, with projected rent of \$3,100/month for the main home (or use for yourself!). Both homes feature luxury vinyl plank flooring throughout, quartz countertops, custom built cabinets extended to the ceiling, stainless steel appliances, and open-concept layouts designed for modern living. Refrigerator, washer, and dryer in each home convey. Excellent opportunity for investors, students, or Razorback game day living in a prime Fayetteville location!

### Property Details

Lot Size	0.11 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, Pantry, QuartzCounters, WalkInClosets, WindowTreatments
Appliances	Dryer,Dishwasher,ExhaustFan,ElectricOven,ElectricRange,ElectricWaterHeater,Disposal,Microwave,Refrigerator,RangeHood,Washer,PlumbedForIceMaker
Driveway	ConcreteDriveway,GravelDriveway
Exterior	Concrete
Fencing	None