

# 17595 Clear Water Road

Fayetteville, Ar 72704



**List Price:** \$725,000  
**MLS#:** 1345692  
**Beds:** 6  
**Baths Full:** 4  
**Garage:** 2  
**Square Feet:** 3,160  
**Price / Square Foot:** \$229.43  
**Subdivision:** 27-17-31  
**Type:** Residential  
**Built:** 2004  
**County:** Washington  
**School:** Fayetteville

## Description

Spacious, thoughtfully updated home on 1.31 acres in a central NWA location. This 6-bedroom, 4- bathroom home offers a flexible layout designed for everyday living and entertaining. The expansive primary suite features dual closets, while additional highlights include a bonus room upstairs, large laundry and mudroom, and a walk-in butler's pantry. Outside, you'll find a 1,200 sf drive-thru shop, solar panels for electric savings (total electric less than \$1K/year), and direct access to nearby Clear Creek via trail - perfect for enjoying the outdoors. A rare combination of acreage, functionality, and location, this property delivers the space and versatility that's increasingly hard to find in Northwest Arkansas.

## Property Details

Lot Size	1.31 Acres
Air Condition	CentralAir,Electric,HeatPump
Amenities	Attic, CeilingFans, EatInKitchen, Pantry, ProgrammableThermostat, QuartzCounters, SplitBedrooms, Storage, WalkInClosets, WindowTreatments, MudRoom
Appliances	Dishwasher,ElectricCooktop,ElectricOven,ElectricWaterHeater,Disposal,MicrowaveHoodFan,Microwave
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	None
Fireplace	LivingRoom
Listed By	Keller Williams Market Pro Realty - Rogers Branch