

# 2506 Oak View Drive

Springdale, Ar 72762



**List Price:** \$525,000  
**MLS#:** 1347398  
**Beds:** 3  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,451  
**Price / Square Foot:** \$214.20  
**Subdivision:** Shady Oaks  
**Type:** Residential  
**Built:** 1999  
**County:** Washington  
**School:** Springdale

## Description

Move-in ready & beautifully maintained, this home offers curb appeal with front porch, side-entry garage, circle drive, & corner lot. Inside, layout features formal dining, eat-in kitchen, & living room opening to the covered back porch & fenced backyard. Main-level primary suite has large walk-in shower & access to back porch. Half bath & utility room complete the main floor. Upstairs, you'll find a full bath & 2 bedrooms with 12'6" x 3'11" dormer alcoves. Two-car garage offers storage & workspace. Updates include remodeled upstairs & half baths, updated utility, new flooring entry/dining (2026); new vinyl siding on walls/gables (2025); new fiberglass windows, new upstairs carpet, new water heater, new GE cooktop/downdraft, & new GE Cafe dishwasher/oven/Advantium (2024); and a new roof (2022). Neighborhood amenities include community pool, playground & walking trail. Located near I-49 & 71B, and minutes from Johnson Square & NWA Mall- this is an opportunity to enjoy comfort & convenience in one exceptional home.

## Property Details

Lot Size	0.34 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltInFeatures, CeilingFans, EatInKitchen, GraniteCounters, Storage, WalkInClosets, WindowTreatments
Appliances	BuiltInRange,BuiltInOven,ConvectionOven,CounterTop,DoubleOven,Dishwasher,ElectricCooktop,ElectricOven,Disposal,GasWaterHeater,Microwave,Other,SmoothCooktop,SeeRemarks,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	BackYard,Privacy,Wood
Fireplace	GasLog,LivingRoom
Listed By	Weichert REALTORS - The Griffin Company Springdale