

# 265 Washburn Drive

Pea Ridge, Ar 72751



**List Price:** \$274,900  
**MLS#:** 1349375  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 1,292  
**Price / Square Foot:** \$212.77  
**Subdivision:** Battlefield View Sub Pea Ridge  
**Type:** Residential  
**Built:** 2005  
**County:** Benton  
**School:** Pea Ridge

## Description

\$3,000 towards buyer closing costs with acceptable offer.

Charming, inviting, and move-in ready—this beautiful 3-bedroom, 2-bath home offers the perfect blend of comfort, style, and small-town living. Nestled in a desirable Pea Ridge neighborhood, you'll love the home's attractive curb appeal, spacious yard, and warm, welcoming feel from the moment you arrive.

Outside, enjoy a generous backyard with space for pets, play, gardening, or summer barbecues. Whether you're hosting friends or simply enjoying a quiet evening under the Arkansas sky, this home offers a lifestyle you'll love. Conveniently located just minutes from schools, parks, and everything Pea Ridge has to offer, this charming home is ready for its next chapter.

Come see why this Pea Ridge gem feels like home the moment you pull into the driveway.

New as of 2022: Roof, AC and Heat Unit, Water Heater, Stove, Refrigerator, Garbage Disposal, Washer, Dryer, Garage Door Opener, Toilets, Fence Gates.

Washer, Dryer and Refrigerator to convey

## Property Details

Lot Size	0.28 Acres
Air Condition	CentralAir
Amenities	CeilingFans, WalkInClosets
Appliances	Dryer,Dishwasher,ElectricOven,Disposal,GasWaterHeater,Refrigerator,Washer
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	Privacy,Wood
Fireplace	GasLog

Listed By

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