

## 31 Skelton Drive

Bella Vista, Ar 72715



**List Price:** \$474,900  
**MLS#:** 1350952  
**Beds:** 3  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 2,530  
**Price / Square Foot:** \$187.71  
**Subdivision:** Scalloway  
**Type:** Residential  
**Built:** 1998  
**County:** Benton  
**School:** Gravette

### Description

Location, Character, Condition and SPACE: This one has it ALL! 31 Skelton is conveniently located on a quiet cut-de-sac, just steps away from Scottsdale golf course and near various walking/biking trails and Loch Lomond Marina/Dam. The peaceful/picturesque setting has common property behind and a vacant lot, also owned by the seller (but not included in this listing), on the other side. As soon as you step inside, you will appreciate the love and care the owners have provided over the last 20+ years. Space abounds with 2 extra living spaces, sunroom AND office. Details like the oversized Anderson windows, abundant natural light, upgraded flooring (no carpet upstairs), vaulted ceilings, water filtration system, NEW dual-fuel HVAC, laundry w/ sink, oversized garage and the cozy sunroom with its own heating/cooling unit will be sure to impress. Owner is open to selling the adjoining lot separately. Up: 3 BR/2 BA (private guest suite), 2nd living area & sunroom. Down: living area, BA and office / flex room.

### Property Details

Lot Size	0.42 Acres
Air Condition	CentralAir,Electric,Other,SeeRemarks
Amenities	Attic, CeilingFans, CathedralCeilings, GraniteCounters, Other, SplitBedrooms, Storage, SolarTubes, WalkInClosets, WindowTreatments, MultipleLivingAreas, SunRoom
Appliances	Dishwasher,ElectricRange,Disposal,MicrowaveHoodFan,Microwave,Propane WaterHeater,TanklessWaterHeater,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	None
Fireplace	GasLog,LivingRoom
Listed By	National Realty