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## 13559 S Highway 170

West Fork, Ar 72774



**List Price:** \$485,000  
**MLS#:** 1351274  
**Beds:** 3  
**Baths Full:** 2  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,187  
**Price / Square Foot:** \$221.76  
**Subdivision:** N/A  
**Type:** Residential  
**Built:** 1995  
**County:** Washington  
**School:** West Fork

### Description

Escape to your own private retreat on 7.28 acres in the West Fork! This well-maintained 3-bedroom, 2.5-bath home offers comfortable living space, perfectly situated with approx. 1- acre cleared and the remaining acreage wooded for privacy, recreation, and wildlife viewing. Home features spacious living areas, a functional floor plan, and a 3-car garage with plenty of room for vehicles, equipment, and storage. Step outside and enjoy a heated saltwater in-ground pool—perfect for relaxing or entertaining year-round. Need additional workspace? The impressive 700-square-foot detached shop provides endless possibilities for hobbies, projects, storage, or a home-based business. Enjoy the peace and tranquility of country living while remaining just a short drive from Fayetteville and all that NWA has to offer. Whether you're looking for a private homestead, a place to entertain family and friends, or simply room to roam, this property delivers the best of both worlds.

### Property Details

Lot Size	7.28 Acres
Air Condition	Central Air, Electric
Amenities	Attic, BuiltInFeatures, CeilingFans, EatInKitchen, ProgrammableThermostat, Storage, WalkInClosets, WindowTreatments
Appliances	ConvectionOven, Dryer, Dishwasher, ElectricRange, ElectricWaterHeater, MicrowaveHoodFan, Microwave, Refrigerator, PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Stucco
Fencing	FrontYard, Partial, Wire

Fireplace	None
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