

# 2496 Brookwater Lane

Fayetteville, Ar 72703



**List Price:** \$750,000  
**MLS#:** 1351926  
**Beds:** 4  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 3  
**Square Feet:** 3,177  
**Price / Square Foot:** \$236.07  
**Subdivision:** Waterford Estates  
**Type:** Residential  
**Built:** 2016  
**County:** Washington  
**School:** Fayetteville

## Description

Nestled on a spacious lot in sought-after Waterford Estates, this beautifully upgraded 4-bedroom, 3.5-bath home offers 3,177 heated sq ft of exceptional living space. The open-concept design features a chef's kitchen: double ovens, gas cooktop, pot filler, butler's pantry, & abundant cabinetry flowing seamlessly into the living area w/ custom built-ins. A dedicated study, formal dining room, bonus room, separate laundry, & mudroom provide flexibility for everyday living. Hardwood floors, detailed wainscoting, shiplap accents, & a luxurious primary bath w/ dual shower heads add style & comfort throughout. Enjoy walk-out attic storage, a 3-car garage w/ workbench, & a fully fenced backyard designed for entertaining with a covered patio, backyard trellis, firepit area, & expansive lawn. Enjoy White River access, fishing ponds, a clubhouse, and community pool. Zoned for highly desirable Vandergriff Schools. This move-in-ready home combines quality, space, & outstanding neighborhood amenities in East Fayetteville.

## Property Details

Lot Size	0.98 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, EatInKitchen, Pantry, ProgrammableThermostat, QuartzCounters, Storage, Shutters, WalkInClosets, WiredForSound, WindowTreatments
Appliances	BuiltInRange,BuiltInOven,DoubleOven,Dishwasher,ExhaustFan,ElectricWaterHeater, GasCooktop,Disposal,Microwave,RangeHood,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	BackYard,Privacy,Wood
Fireplace	FamilyRoom,GasLog
Listed By	Collier & Associates