

Agent: Topher Moore
Company: Lindsey & Assoc Inc Branch

Email: tophermoore@lindsey.com
Cell: (479) 619-8601
Phone: (479) 246-1684

3211 Cardinal Creek Circle A & B

Bentonville, Ar 72712



List Price: \$649,000
MLS#: 1352374
Beds: 3
Baths Full: 3
Garage: 0
Square Feet: 2,880
Price / Square Foot: \$225.35
Subdivision: Lance Add, The Bentonville
Type: Residential
Built: 1989
County: Benton
School: Bentonville

Description

Unbeatable North Bentonville location near bike trails, dog park, and easy access to bypass. This fabulous duplex with 3 bed 2 1/2 bath per side great for an income producing property. Live in one side Airbnb the other. Over an acre of property to give you the space for privacy in back for firepit and entertaining. You will love the peaceful decks watching birds and nature come to life. Main floor for all you living needs, complete with eat in kitchen, living with fireplace with blowers, utility and guest 1/2 bath, downstairs complete with 3 bedrooms 2 bath. Owners have made several updates through the years. Whether you are looking to increase your rental portfolio, house hack and utilize passive income, or your new way of life- this one is ready for you.

Property Details

Lot Size	1.03 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, EatInKitchen, ProgrammableThermostat, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricRange,Disposal,GasWaterHeater,RangeHood,PlumbedF orIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	None
Fireplace	Electric