

# 247 N Powderhorn Drive

Fayetteville, Ar 72704



**List Price:** \$499,900  
**MLS#:** 1352390  
**Beds:** 3  
**Baths Full:** 3  
**1/2 Baths:** 1  
**Garage:** 2  
**Square Feet:** 2,180  
**Price / Square Foot:** \$229.31  
**Subdivision:** Brooklands Mountain Ranch  
**Type:** Residential  
**Built:** 2020  
**County:** Washington  
**School:** Fayetteville

## Description

Welcome to Brooklands at Mountain Ranch, one of Fayetteville's most sought-after communities! This beautifully designed 3-bedroom, 3.5-bath home offers the perfect blend of style, comfort, and convenience. The thoughtfully designed floor plan features a spacious primary suite on the main level with a spa-like bath, oversized walk-in shower, and generous closet space. Rich hardwood floors, designer finishes, and abundant natural light highlight the open-concept living, dining, and kitchen areas, complete with quartz countertops, custom cabinetry, stainless steel appliances, and a large island perfect for entertaining. Upstairs, additional bedrooms and private baths provide flexibility for family and guests. Enjoy peaceful mornings and relaxing evenings from the covered patio overlooking the fenced backyard and scenic pond views. Residents enjoy access to the community swimming pool and neighborhood amenities, all just minutes from shopping, dining, entertainment, and the University of Arkansas. A rare opportunity!

## Property Details

Lot Size	0.11 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, QuartzCounters, Storage, WalkInClosets, WiredForSound, WindowTreatments
Appliances	Dishwasher,ElectricRange,Disposal,GasWaterHeater,Microwave,SelfCleanin gOven,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,Concrete
Fencing	BackYard,Metal,Privacy,Wood
Fireplace	GasLog,LivingRoom
Listed By	Collier & Associates