

1715 N Garland Avenue

Fayetteville, Ar 72703



List Price: \$750,000
MLS#: 1352755
Beds: 4
Baths Full: 4
1/2 Baths: 1
Garage: 3
Square Feet: 3,282
Price / Square Foot: \$228.52
Subdivision: Everett Add
Type: Residential
Built: 1916
County: Washington
School: Fayetteville

Description

A rare 1916 Folk-Victorian estate held just 0.8 miles from the University of Arkansas and on the campus bus route — a setting that pairs historic character with enduring rental demand. The main residence offers four bedrooms, three-and-a-half baths, and 2,697 square feet: a wood-floored foyer, formal dining, and a renovated kitchen with new cabinetry, granite, and a gas range. The main-level primary suite opens to a private screened porch; upstairs, three bedrooms and a flexible central room suit family or home office.

A separate 697-square-foot studio above the detached two-car garage adds genuine income or guest potential. Iron-gated entry and full perimeter fencing frame nearly half an acre of mature, private grounds.

For a buyer seeking a strategic asset in one of Northwest Arkansas's most established corridors, this is a residence worth a closer look. Also listed as MLS # 1352809

Property Details

Lot Size	0.47 Acres
Air Condition	CentralAir,Electric
Amenities	BuiltInFeatures, CeilingFans, CathedralCeilings, EatInKitchen, GraniteCounters, Other, ProgrammableThermostat, SplitBedrooms, Shutters, TileCountertop, TileCounters, WalkInClosets, WindowTreatments, InLawFloorplan
Appliances	Dryer,Dishwasher,ElectricOven,ElectricRange,Disposal,GasRange,GasWaterHeater,Microwave,SmoothCooktop,Washer
Driveway	ConcreteDriveway
Exterior	Masonite
Fencing	BackYard,Fenced,FrontYard,Metal,Privacy,Wood
Fireplace	Bedroom,GasStarter
Listed By	Mason Capital Group Real Estate Investment & Trust