

1 Rountree Circle

Bella Vista, Ar 72715



List Price: \$448,500
MLS#: 1353092
Beds: 3
Baths Full: 2
1/2 Baths: 1
Garage: 2
Square Feet: 1,910
Price / Square Foot: \$234.82
Subdivision: Rountree Sub Bvv
Type: Residential
Built: 2022
County: Benton
School: Bentonville

Description

Amazing newer 3-bedroom, 2.5-bath home in a private, secluded setting with unbeatable access to Northwest Arkansas' world-class trail systems. Located less than 4 miles from Coler Mountain Bike Preserve, 4.2 miles from OZ Bike Park, just 0.1 miles from Tunnel Vision Trail, and only 1 mile from premier gravel cycling routes, this home is a dream for mountain bikers, hikers, and outdoor adventurers. Plus, enjoy an easy commute to Bentonville with only two stop signs to Walton Blvd! This thoughtfully designed home features an open-concept floor plan with abundant natural light, creating an inviting space for entertaining and everyday living. The spacious kitchen and living areas flow seamlessly to the outdoors, where you'll find a large covered front porch and a covered back patio overlooking the semi-flat backyard—perfect for relaxing after a day on the trails. This property offers the perfect blend of privacy, convenience, and the sought-after Bella Vista outdoor lifestyle.

Property Details

Lot Size	0.41 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, BuiltInFeatures, CeilingFans, CathedralCeilings, GraniteCounters, Pantry, Storage, WindowTreatments
Appliances	BuiltInRange,BuiltInOven,Dishwasher,ElectricCooktop,ElectricOven,Electric WaterHeater,Disposal,Microwave,EnergyStarQualifiedAppliances,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	BackYard,Metal
Fireplace	FamilyRoom,GasLog
Listed By	Sudar Group