

# 2362 Kantz Lane

Fayetteville, Ar 72703



**List Price:** \$499,000  
**MLS#:** 1353107  
**Beds:** 4  
**Baths Full:** 3  
**Garage:** 2  
**Square Feet:** 2,422  
**Price / Square Foot:** \$206.03  
**Subdivision:** Royal Oaks Estates  
**Type:** Residential  
**Built:** 1993  
**County:** Washington  
**School:** Fayetteville

## Description

East Fayetteville living with room to grow. This 4-bedroom, 3-bath home offers approximately 2,422 square feet on a single level, including two primary suites for flexible living. The open living room, separate den/office, dining room, and eat-in kitchen with generous breakfast nook create multiple options for everyday life and entertaining. Recent updates include new flooring throughout and an updated kitchen with quartz countertops. A new roof was installed within the last two years and the HVAC system within the last three, and the home was recently pre-inspected in preparation for market for added peace of mind. Set on a 0.48-acre lot, the expansive side yard offers room for gardening, play, or potential future improvements such as an ADU (buyer to verify). Tucked into a quiet pocket of the established Royal Oaks Estates, conveniently located near Guley Park, trails, dining, and East Fayetteville favorites, all within the Root Elementary district with school bus pickup at the end of the street. Must see!

## Property Details

Lot Size	0.46 Acres
Air Condition	CentralAir
Amenities	EatInKitchen, None, SplitBedrooms
Appliances	ElectricRange, GasWaterHeater, Refrigerator, Washer
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	None
Fireplace	LivingRoom
Listed By	Homes & Spaces Real Estate