

**Agent:** Melanie Gabel  
**Company:** Gabel Realty

**Email:** mgabel@lindsey.com  
**Cell:** (479) 422-4221  
**Phone:** (479) 527-8732  
**Website:** <https://melaniegabel.com/>

## 2439 Brookwater Lane

Fayetteville, Ar 72703



**List Price:** \$799,900  
**MLS#:** 1353407  
**Beds:** 4  
**Baths Full:** 4  
**1/2 Baths:** 1  
**Garage:** 3  
**Square Feet:** 3,825  
**Price / Square Foot:** \$209.12  
**Subdivision:** Waterford Estates At Hissom Ranch  
**Type:** Residential  
**Built:** 2010  
**County:** Washington  
**School:** Fayetteville

### Description

Awesome opportunity to live in East Fayetteville's gated Waterford community with PRIVATE in-ground pool!!! 3,825 heated and cooled sq ft offers 4 bedrooms, full and 1 half bathrooms, study, formal dining, oversized living, eat in kitchen, separate laundry, and a bonus room!! Amenities include hardwood floors, pot filler, all bedrooms are on-suites, full tile surround showers, in ground basketball goal, a fully privacy fenced backyard, NEW ROOF in 2026 and a 3 car garage. The pool is a 20 x 38' DIVING pool that has a gas heater and a tanning ledge. Community amenities include White River access, fishing ponds, a clubhouse, and community pool. Zoned for Vandergriff Elementary and Woodland Junior High. This is a lot of living space for the money!!!!

### Property Details

Lot Size	0.76 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatInKitchen, GraniteCounters, Pantry, Storage, WindowTreatments
Appliances	BuiltInRange,BuiltInOven,Dishwasher,ElectricCooktop,ElectricOven,ElectricWaterHeater,Disposal,Microwave,RangeHood,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick
Fencing	BackYard,Partial,Privacy,Wood
Fireplace	FamilyRoom,GasLog,GasStarter