

2296 Riverwater Lane

Fayetteville, Ar 72703



List Price: \$774,900
MLS#: 1354828
Beds: 4
Baths Full: 4
Garage: 3
Square Feet: 3,261
Price / Square Foot: \$237.63
Subdivision: Waterford Estates At Hissom Ranch
Type: Residential
Built: 2014
County: Washington
School: Fayetteville

Description

Welcome to 2296 Riverwater Lane in sought-after Waterford Estates! Situated on a beautifully maintained 0.68 ac. lot backing to protected green space, this 4-bedroom, 4-bath home offers exceptional privacy with no homes directly behind. The open-concept, split floor plan features all four bedrooms on the main level, while large windows bathe the living spaces in natural light. The kitchen offers granite countertops, a built-in gas cooktop, stainless steel appliances including double ovens, in-island microwave and abundant cabinetry. Upstairs, a spacious bonus room with a full bath offers exceptional flexibility for a home office, game room, fitness space, guest suite or additional living area. Enjoy the covered patio overlooking the green space (with gorgeous sunsets) or the oversized backyard featuring a private sports-court with an in-ground basketball goal. Community amenities include a neighborhood pool, clubhouse, stocked fishing ponds, and dedicated White River access. Zoned Vandergriff Elementary & McNair.

Property Details

Lot Size	0.68 Acres
Air Condition	CentralAir,Electric
Amenities	Attic, CeilingFans, EatInKitchen, GraniteCounters, Pantry, ProgrammableThermostat, SplitBedrooms, Storage, WalkInClosets, WindowTreatments
Appliances	DoubleOven,Dishwasher,ElectricWaterHeater,GasCooktop,Disposal,Microwave,Refrigerator
Driveway	ConcreteDriveway
Exterior	Brick,Rock
Fencing	BackYard,Privacy,Wood
Fireplace	GasLog,GasStarter,LivingRoom,Outside
Listed By	Carlton Realty, Inc