

3278 W Barite Drive

Fayetteville, Ar 72704



List Price: \$350,000
MLS#: 1355880
Beds: 3
Baths Full: 2
Garage: 2
Square Feet: 1,646
Price / Square Foot: \$212.64
Subdivision: Crystal Spgs Ph I
Type: Residential
Built: 1996
County: Washington
School: Fayetteville

Description

Location, location, location! Don't miss this wonderful 3-bedroom, 2-bath home in one of Fayetteville's most sought-after areas. Situated just one block from Holcomb Elementary and the neighborhood trail system, this home also offers quick and convenient access to the University of Arkansas, shopping, dining, and all that Fayetteville has to offer.

Inside, you'll find a functional floor plan featuring a spacious living area, a formal dining room perfect for entertaining or a home office, and comfortable bedrooms. Step outside to enjoy the large, fully fenced backyard complete with a charming pergola—ideal for relaxing evenings, outdoor dining, or weekend gatherings.

Whether you're looking for a primary residence or an investment opportunity in an unbeatable location, this home is one you won't want to miss! New roof on 8/2022 and less than 4 year old fridge to convey. WELCOME HOME!

Property Details

Lot Size	0.25 Acres
Air Condition	CentralAir
Amenities	Attic, CeilingFans, CathedralCeilings, Storage, WalkInClosets, WindowTreatments
Appliances	Dishwasher,ElectricCooktop,ElectricOven,ElectricWaterHeater,Disposal,Ran geHood,PlumbedForIceMaker
Driveway	ConcreteDriveway
Exterior	Brick,VinylSiding
Fencing	Partial,Picket,Privacy,Wood
Fireplace	GasStarter,LivingRoom

Listed By	Collier & Associates- Rogers Branch
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