

# Hamptons

INTERNATIONAL



**1037 NW A St, Bentonville, AR 72712**

4  4 

**£1,240,000**

**(\$1,650,000)**

## Property details



### Key features

- Age: 1-5 Years Old
- Sewer: Public
- Fireplace Count: 1 Fireplace
- Special Program: Global Luxury

### Attributes

 Garage

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## Description

\$25,000 Incentive! The Alternative to a Big House, Finally Downtown. At over 3,400 sf on a 0.20-acre lot, 1037 NW A Street brings a Modern Cottage aesthetic to Downtown Bentonville. No two homes at Crystal Springs are alike. This one is unmistakably its own. Main living flows across 2 floors. A dedicated office on the main level means working from home never costs you a bedroom. The 3rd floor flex space - your 4th bedroom, your bonus room, your call - opens to an entertaining patio overlooking Park Springs Park & the trail system. A second private patio off the primary suite for the morning's worth slowing down for. This home doesn't back up to the trails. It neighbors them. Walk to the downtown square, Crystal Bridges, & Bentonville's best restaurants - no car needed. 4BR+office+bonus space + 2-car garage + 2 private patios. POA covers landscaping, window cleaning twice yearly, & Christmas lights. Go live your life. Crystal Springs handles the rest. \*Bonus room shows modified plan with 4th bedroom.











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# Location

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