

# Hamptons

INTERNATIONAL



**24 Kirkliston Ln, Bella Vista, AR 72715**

3 ½ 3 ½

**£490,000**

**(\$650,000)**

## Property details



### Key features

- **Age: 11-20 Years Old**
- **Fireplace Count: 1 Fireplace**
- **Sewer: Septic**
- **Basement: Finished**
- **Basement: Partial**
- **Appliances: Refrigerator**
- **Amenities: Tennis Courts**
- **Appliances: Microwave**
- **Appliances: Dishwasher**
- **General: Ceiling Fan(s)**

### Attributes

 **With land**

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3  3 

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## Description

Tucked among mature trees on 1.28 acres, this OAK custom-built home invites a lifestyle of peace, purpose, & possibility. Morning coffee feels different in the sunroom—surrounded by treetop views that change w/the seasons—then spills out onto composite decking built for slow evenings & quiet reflection. Thoughtfully designed with 9' ceilings, Pella metal-clad windows, geothermal heating/cooling, & instant hot water, the home blends comfort w/craftsmanship. New roof (summer '25) adds peace of mind. The heated & cooled 1,000+ sqft workshop is a dream come true—professional grade woodworking equip, high-ceilings, well lit, & accessible to the covered porch & paved drive, making this shop a year-round attraction. The partially finished lower level offers an office, 1/2 bath, utility room, & flex space, w/the potential to add finished flooring to increase overall square footage & value. This is more than a home—it's a place to create, unwind, & truly live. Home pre-inspected.













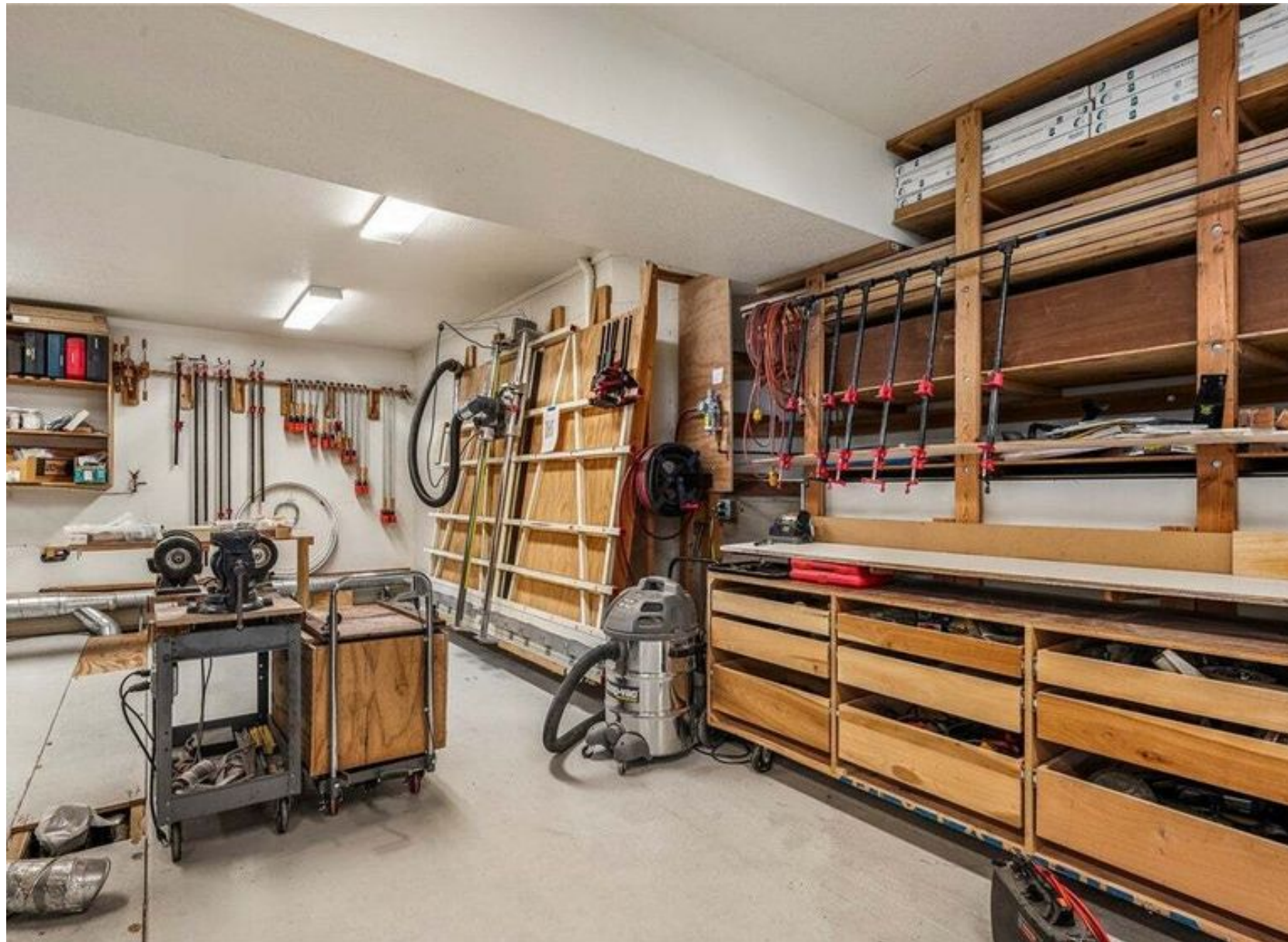














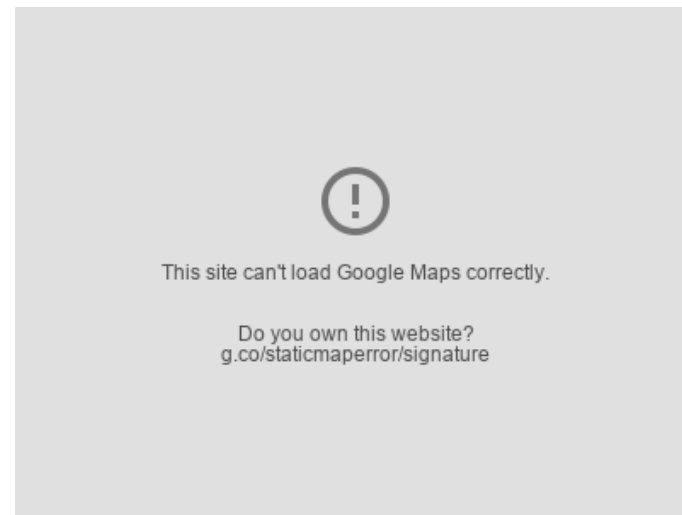
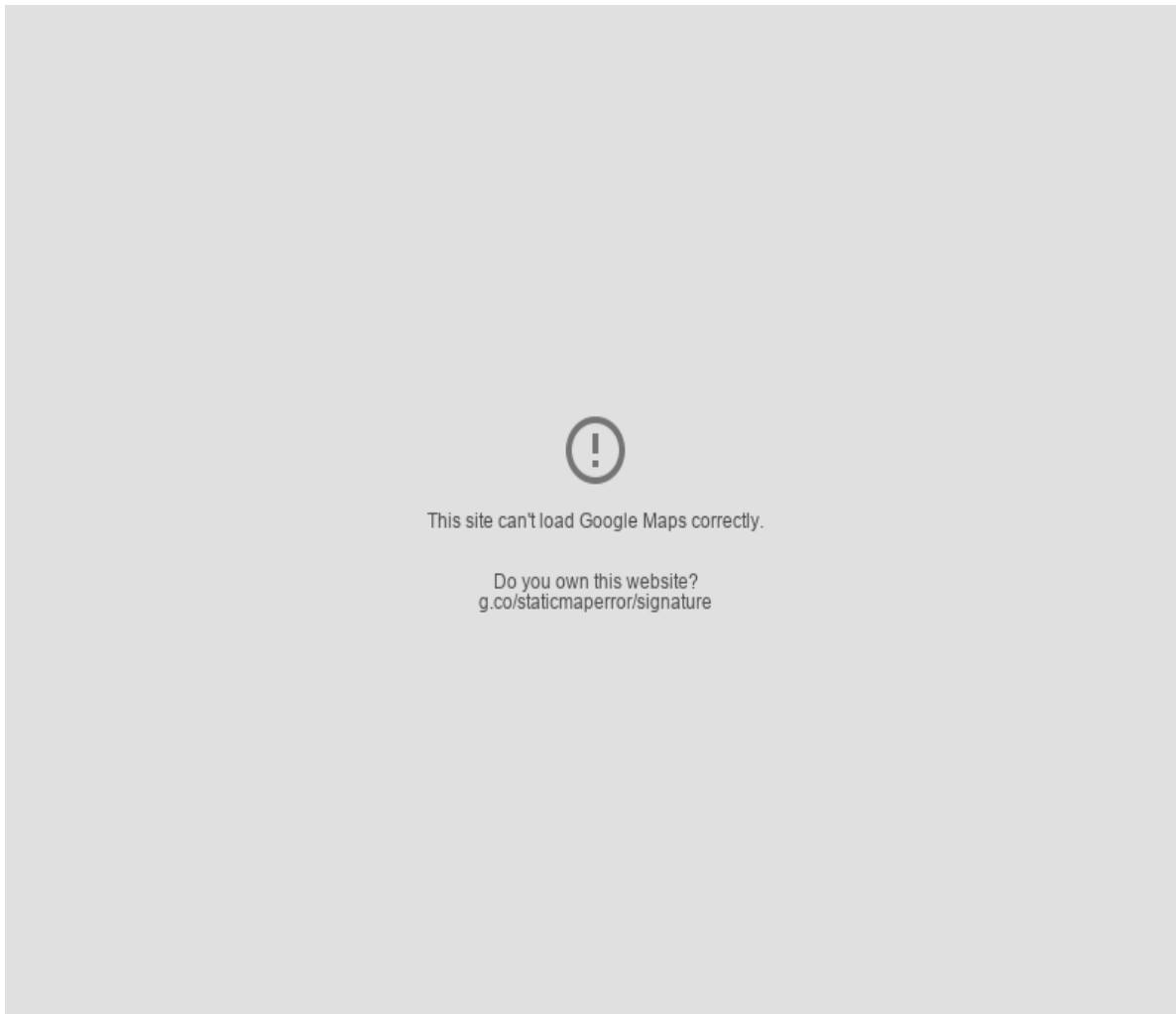






# Location

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