

Hamptons

INTERNATIONAL



11 McManigal Ln, Bella Vista, AR 72715

4  3 

£450,000

(\$599,000)


Property details



Key features

- **Appliances: Refrigerator**
- **Fireplace Description: Wood Burnin**
- **Flooring: Tile**
- **Appliances: Microwave**
- **Appliances: Dishwasher**
- **General: Ceiling Fan(s)**
- **Age: 21-30 Years Old**
- **Exterior Description: Brick**
- **Fireplace Description: Wood Burnin**
- **General: Smoke Detector**

Attributes

-  **Private parking**
-  **Garden**

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Description

Tucked away on a private cul-de-sac, this home offers a rare blend of privacy, flexibility, and unbeatable location. Just moments from the renowned Back 40 trail system, outdoor enthusiasts will love quick access to Zone 4, a scenic blue trail. What truly sets this property apart is the adjoining lot, opening endless possibilities. Build a second home, create the garden oasis you've always wanted, or enjoy extra space for RV parking, just as the current owner has for years. Inside, thoughtful updates to the kitchen and primary bath complement the walk-out basement, transformed into ideal guest quarters with their own bedroom, bathroom, and living area. A dedicated workshop with utility sink, generous storage, and an expansive composite deck completes the package. Homes with this much privacy, land, versatility, and direct trail access are rare. Experience adventure, comfort, and room to grow at 11 McManigal Lane.



























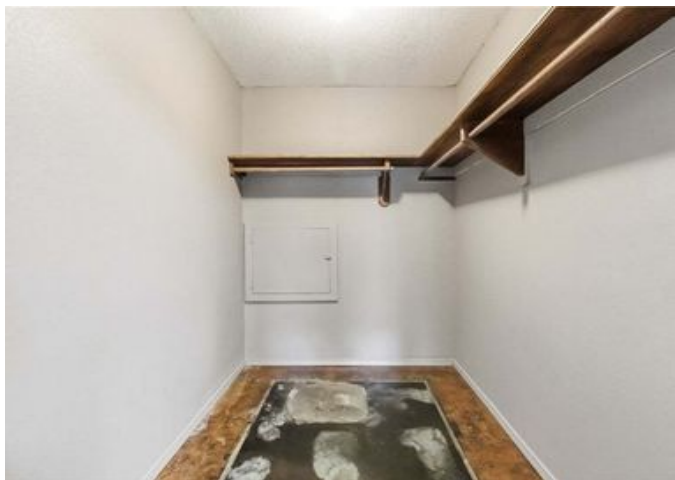
















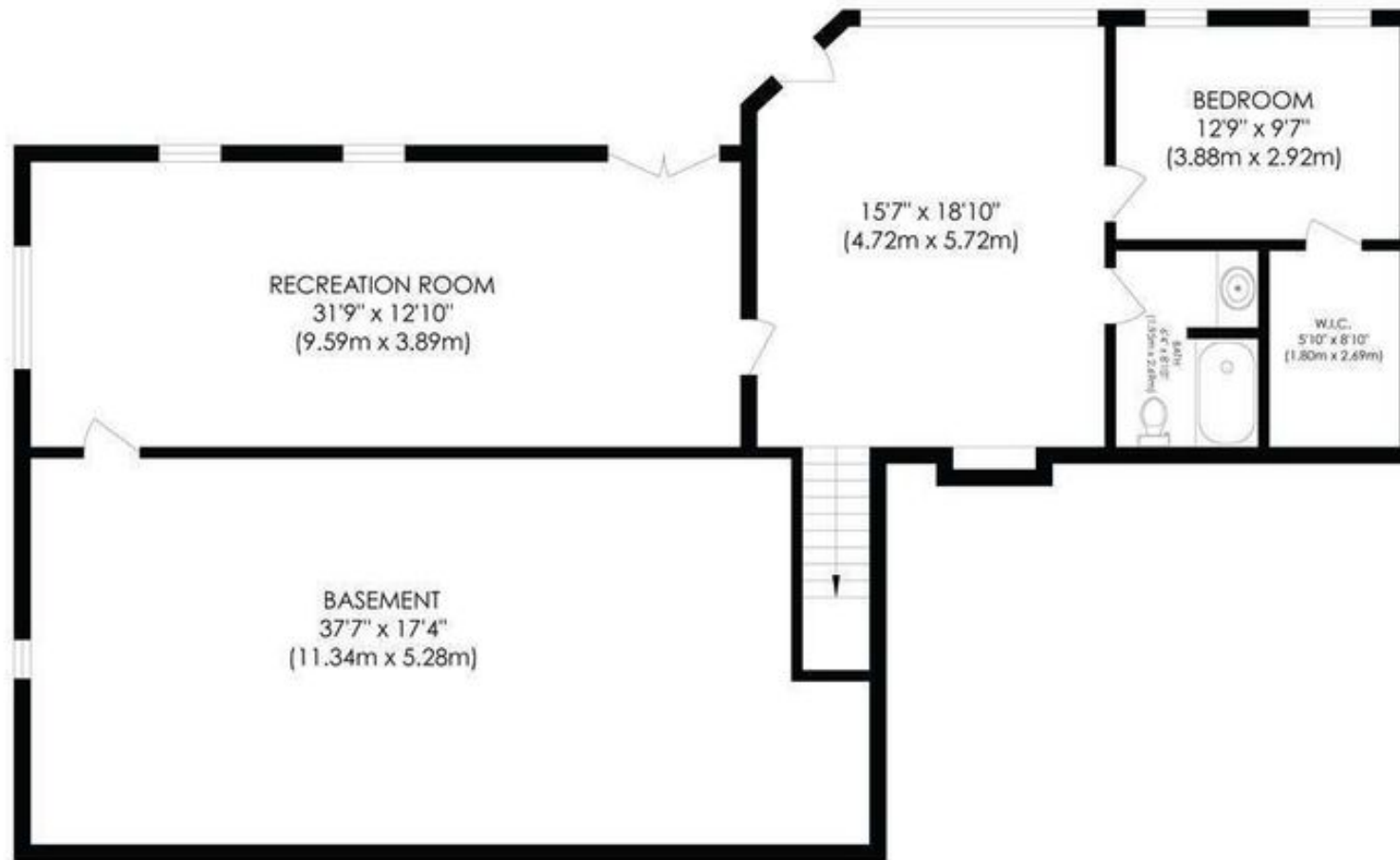












BASEMENT

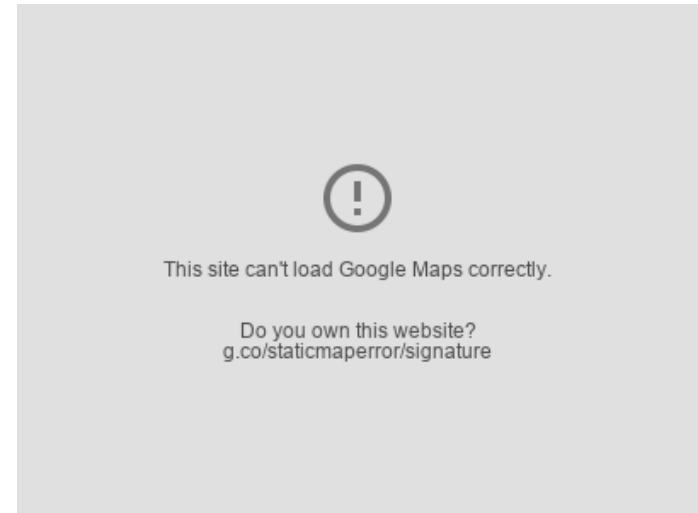


FLOOR PLAN AREA 1,622 sq.ft.

APPROXIMATE SQUARE FOOTAGE
ALL DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

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Location



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