

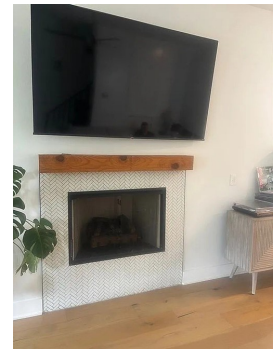
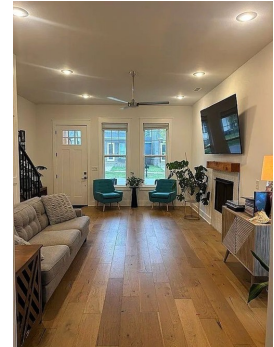


\$ 349,000



1372 S Duncan Ave, Fayetteville, AR 72701

- » Beds: 2 | Baths: 2 Full, 1 Half
- » MLS #: 1344305
- » Single Family | 1,280 ft<sup>2</sup> | Lot: 3,049 ft<sup>2</sup>
- » More Info: [1372SDuncanAve.IsForSale.com](http://1372SDuncanAve.IsForSale.com)



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The Virtual Realty Group



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Welcome to Southside Fayetteville! This modern craftsman home provides the amenities and upgrades of large living with the low costs and maintenance of a modest newer home just 3 minutes to the University of Arkansas, so perfect for students, as they can walk or ride a bike to class. Open concept living space with 10 foot ceilings on main level. Gas log fireplace with a solid cedar mantle and stunning surround. Accent wall and storage below the stairs. 3 cm quartz counters, custom cabinets, extra pantries, subway tile backsplash and new upgraded stainless appliances adorn the kitchen. The solid wood stair treads and modern handrail lead you upstairs to a split plan with a reading or storage nook at the landing. Primary ensuite features a beautiful double vanity and custom full tile walk in shower. Primary has walk-in-closet and vaulted ceilings with large windows beaming natural light. Second bedroom has beautiful tile work and a walk in closet. The perfect investment in your student or to add to your portfolio!

