



**4413 ARLINGTON DRIVE**

4413 ARLINGTON DR, ROGERS, AR 72758

**\$466,100**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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72758

This 4-bedroom, 2.5-bathroom home offers the space, layout, and location buyers are searching for. Featuring real hardwood floors throughout, this home is filled with abundant natural light and timeless character. The spacious living room with a cozy fireplace creates the perfect setting for everyday living. The kitchen offers generous counter space and ample customized storage, flowing seamlessly into the formal dining area ideal for entertaining. In this split floorplan all bedrooms are generously sized, including a primary bedroom designed for comfort. The one-level layout provides convenience and functionality. Step outside to a large, privacy-fenced backyard, perfect for get-togethers.

**Age: 21-30 Years Old,**  
**Fireplace Count: 1 Fireplace,**  
**Sewer: Public,**  
**Appliances: Dishwasher,**  
**Appliances: Dryer,**  
**Appliances: Garbage Disposal**

**\$466,100**



The garage offers exceptional flexibility with potential for a tandem third bay, giving you extra room for storage, hobbies, or additional vehicles. This home also includes a storm shelter—a valuable feature in this area. Conveniently located 1/2 a mile from Bellview Elementary, 2 m from Pinnacle Mall, 2.5 m from Mercy. Hospital.



