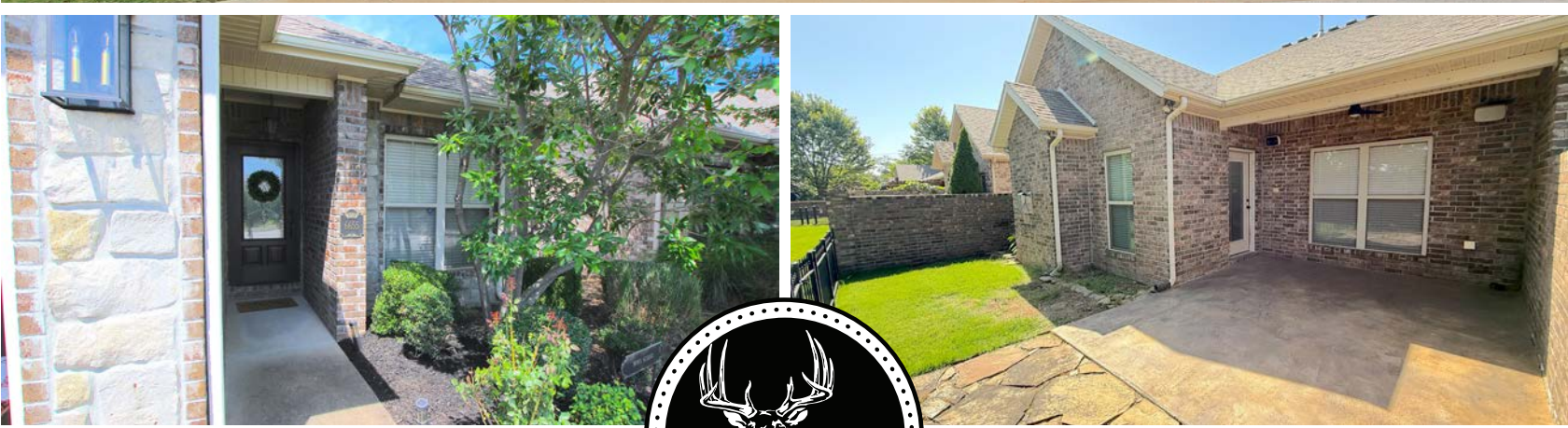


MIDWEST LAND GROUP PRESENTS

0.1 ACRES

BENTON COUNTY, AR

6655 W VALLEY VIEW RD, ROGERS, ARKANSAS 72758



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING, SINGLE-LEVEL TOWNHOME IN A GATED COMMUNITY

Welcome to effortless elegance in this beautifully updated 3 bedroom, 2 bath townhome offering 1,923 square feet of refined living space, all on one level. Neutral paint, upgraded flooring, and stylish fixtures set a polished tone throughout. The kitchen is appointed with granite countertops and a gas cooktop, opening to a huge living room with soaring vaulted ceilings that create an airy, light-filled atmosphere. The primary suite features a large walk-in closet, double vanity, and sizable

soaking tub. Outside, a private fenced courtyard with room for covered seating provides the perfect setting for morning coffee or evening gatherings. A two-car garage adds convenience, while the low-maintenance design allows you to fully enjoy your surroundings. Residents enjoy the security of a gated community plus access to exclusive country club amenities including a private golf course, tennis courts, pickleball courts, gym, childcare facility, restaurant, and more.

PROPERTY FEATURES

COUNTY: **BENTON** | STATE: **ARKANSAS** | ACRES: **0.1**

- 3 bedroom, 2 bath on one level
- Gated, country club community
- 1,923 square feet
- Large living room with vaulted ceiling
- Granite kitchen counters
- Courtyard-style fenced backyard
- Covered patio
- 2-car garage
- Jetted tub and double master vanity
- Spacious master closet
- Updated fixtures, paint, and flooring
- Included yard maintenance with HOA
- Easy walking distance to putting green
- Gas fireplace and cooktop



1,923 SQUARE FEET



3 BEDROOM, 2 BATH ON ONE LEVEL



COURTYARD-STYLE FENCED BACKYARD



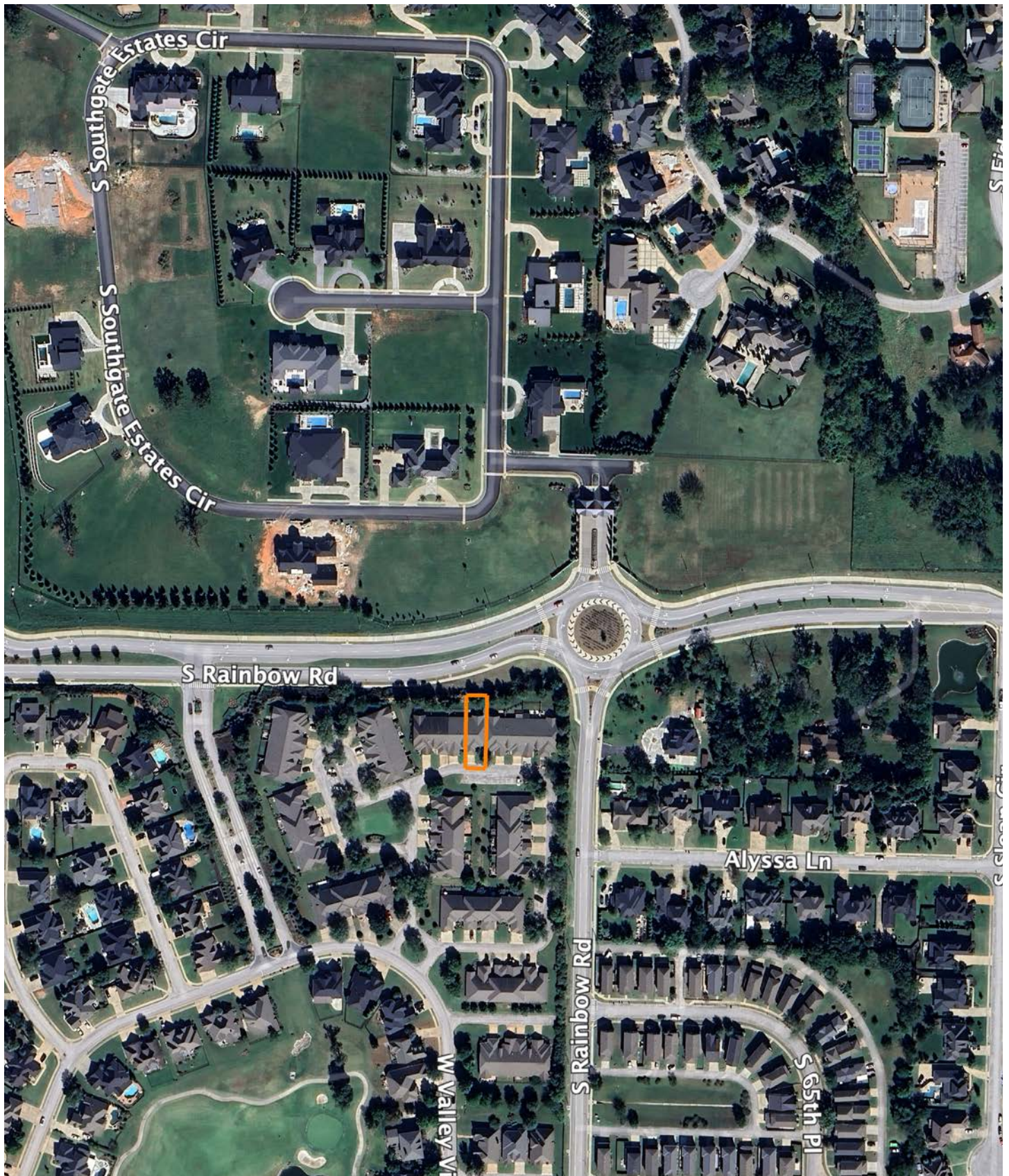
ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

A passion for the outdoors, respect for the value of land, and expertise in land utilization and preservation give Max Farrell a solid foundation for helping you with Northwest Arkansas real estate. Max holds a Graduate Certificate in Geographic Information Systems (GIS), and has a four-year background in ensuring environmental compliance at the state level. He spent 11 years administering a GIS database and coordinating third-party land survey crews and environmental assessment teams for the oil and gas pipeline industry. Proficient in aerial photography and topographic interpretation, Max was also heavily involved in wetland determination and spent a lot of time obtaining utility easements without the use of condemnation. This required a great deal of listening and understanding with individual landowners across a wide variety of large-scale projects.

Max is an avid whitetail bowhunter and turkey hunter, enjoys bass fishing and has experience in wildlife habitat improvement. He also has knowledge of government-subsidized conservation programs available to landowners. Max lives in Rogers with his wife, Rachel, and their two daughters, Weezie and Daisy. His experience gives him the ability to help buyers and sellers quickly recognize valuable features of rural property including drainage, location concerns, access, development potential, benefits to wildlife, historical relics, plant species, livestock considerations, and more. He also has deep community connections — and looks forward to helping his clients utilize them to achieve their goals.



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