

# HOME FOR SALE



Reduced  
Price

MLS#	Address	Sq ft	Bd\Bth	Price
634745	4366 W. Loftywood, Fayetteville	2,459	3\2.5	\$219,900

**Seller will pay up to \$2,500 in closing costs | Buyer to pay Pre-Paid**

Two-story stone/brick home on .25 ac off W. Wedington and N. Ruppel Rd in Cross Keys subdivision. Close to shopping and dining. Home features central heat & AC, natural gas fireplace in living room, and attic storage. Master bedroom has panned ceilings and includes jacuzzi tub and walk-in closet. Kitchen includes tile backsplash, small pantry, antique stained wood cabinets, gas cooktop, electric oven, microwave, dishwasher, and garbage disposal. Granite countertops in kitchen and bathrooms. Cathedral ceiling in living room and entry; panned ceiling in dining room. Crown molding in kitchen, entryway, and master. White wood cabinets in bathrooms and utility room. Carpet, hardwood, and tile flooring. 6" baseboards throughout. Top-of-the-line 90-gallon RUUD natural gas hot water heater. Two-car attached garage. Composition shingle roof. 6' wood fence around back and side yards. Covered patio. City water and sewage. Fayetteville School District.

**For more information contact:  
Keith Marrs with Legend Realty at 479.267.5911**

**Financing available.**

Financing subject to credit and underwriting approval for qualified buyers.

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