

List of Features

631 Winding Spring Dr.

- Craftsman-style design
 - Extensive river rock work
 - Superb wood work
 - Including oak arches throughout
 - Wrap-around porch
 - Two deck levels
 - Porch & deck made entirely of ipe (Brazilian walnut)
- New roof as of September 2022
- Massive fireplace
 - Wood burning, with gas starter
 - Made of river rock
- Central vacuum
 - Downstairs system
 - Upstairs system
 - Both are Hide-a-Hose
- In-ceiling audio
 - 10 rooms inside
 - Front porch
 - Rear porch
 - Volume controls for each room
- Ready for pets
 - Electronic pet door
 - Electronic pet fence
 - Same collar operation
- 12-zone irrigation
 - Using private well water
- Wiring closet
 - Home runs for ethernet
 - Home runs for TV
- Kitchen
 - Extensive Brookhaven cabinetry
 - Double oven (electric)
 - Fridge: built-in, side-by-side
 - Stove: 5-burner, natural gas
 - Microwave: built-in, with vent to outside
 - Dishwasher & disposal
 - Trash compactor
 - Walk-in pantry
- Primary suite
 - Screened-in porch
 - Cedar-lined walk-in closet
 - Full closet organizers
 - Dual sinks in bathroom
 - Large tiled shower
 - BainUltra spa tub
- Other features
 - Built-in storage cabinets
 - Laundry chute
 - From upstairs bathroom down to the laundry room
 - 2" walnut blinds
 - Primary bedroom
 - Dining room
 - Living room
 - TV room
 - East office
 - West office

- Maintained under warranty
 - Since September 2018
- Security system
 - Real-time monitoring
- HVAC
 - First system: 3 zones
 - Main floor
 - New furnace - December 2021
 - Second system: 3 zones
 - Upstairs & shop
 - Both systems are dual fuel
 - Heat pumps + natural gas
- Crawlspace
 - Encapsulated in 2018
- Basement (access from outside)
 - Insulated
- Utilities
 - Water: City of Fayetteville
 - Natural gas: Black Hills
 - Electric: Ozarks Electric
 - Internet / TV
 - 3 options:
 - OzarksGo
 - AT&T
 - Cox
- Marvin windows & doors
- Solid doors throughout
 - Numerous pocket doors
- Walk-in closets
 - In every bedroom
 - Each with built-in features
- Workshop
 - With oak cabinets, utility sink, overhead rack
- Knolls neighborhood
 - Highly desired location
 - POA-managed
 - Private pool, tennis courts, clubhouse
 - Served by Fayetteville public school buses
 - Creek down the hill below the house
 - All-season flow
 - Eventually flows into Beaver Lake
 - A protected Conservation Area
 - Abundant wildlife
 - Whitetail deer
 - Fox
 - Raccoon
 - 3 minutes from Goshen
 - Dollar General
 - Pancho's Restaurant
 - Two service stations

The following pages are lists of features prepared when the house was marketed in 2018.

Interior Features

631 Winding Spring Drive, Fayetteville, AR

- ✧ This Craftsman Style home is fully appointed with all elements of the Arts and Crafts era and is historically accurate in both design and look, including paint colors and wallpapers.
- ✧ Leaded Glass Mahogany Front Door
- ✧ Extensive No. 1 Red Oak trim throughout each room
- ✧ Quarter sawn White Oak flooring in Foyer, Dining Room and Hallways
- ✧ Granite countertops in the kitchen and all bathrooms
- ✧ Large Laundry Room with abundant cabinetry, laundry chute from 2nd floor, & 2-Drip/Dry closets
- ✧ 4 bedrooms
- ✧ 2 Offices-1 with carpet, 1 with Brazilian Cherry Hardwood flooring
- ✧ 2 Living areas
- ✧ Built-in eating area in Kitchen, Double Oven, Compactor, 5 burner Gas stove, Cast iron double sink, vented Microwave, & Large walk-in Pantry
- ✧ Oak Paneled Appliances, roll out shelving in Kitchen
- ✧ Recessed stereo speakers throughout first floor
- ✧ Extensive built in cabinetry throughout entire house with rollout drawers in many rooms
- ✧ Marvin windows and doors
- ✧ 2 -Leaded Glass hutches in Dining room with interior lighting
- ✧ Custom Craftsman style lighting throughout with dimmers in all rooms
- ✧ Pacific Cherry interior doors
- ✧ Storage under all bench seats
- ✧ Large 50" wood burning fireplace with gas starter
- ✧ Master suite w/ bubble tub, dual under-mount sinks, vanity, walk-in cedar closet
- ✧ Dual system (furnace/heat pump) heat/air
- ✧ Heated/ Cooled full workshop with oak cabinets
- ✧ Cedar lined coat closet
- ✧ Built-in bench/shelf units in upstairs Children's suite
- ✧ Beamed ceilings in Dining Room and Living Room
- ✧ 2nd Floor heated storage room

Exterior Features

631 Winding Spring Drive, Fayetteville, AR

- ≈ 5,553 (approx) sq.ft. on 2.58 acres
- ≈ Wrap around covered porch and 2 level rear deck made of Brazilian Walnut (Ipê)
- ≈ All columns and mailbox built with Colorado River Rock
- ≈ Hardi Plank and Hardi Shingle siding on entire house/ upper columns made with Hardi Board
- ≈ Redwood Rafter Tails
- ≈ All exterior walls 2 by 6 on both floors
- ≈ Stereo speakers covering entire porch
- ≈ Walk-in under porch storage room
- ≈ Fully irrigated yard (from a well), landscaped beds, and trees w/ programmable timer
- ≈ Gutter free with wrap around French drain
- ≈ Up lighting on front yard trees
- ≈ Upstairs balcony off the Rec Room and Guest suite
- ≈ Screened porch off the Master suite
- ≈ Circular driveway with a Porte Cochère
- ≈ Custom River Rock Well—covers well head for the sprinkler system