

# 631 Winding Spring Drive

Fayetteville, AR 72703

## FEATURES

- Craftsman-style design
- Extensive river rock work
- Superb woodwork
  - 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



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## **ADDITIONAL FEATURES**

- Gutter Free with wrap around French Drain
- Upstairs balcony off the Rec Room & Guest Suite
- Circular driveway with a Porte Cochere
- All exterior walls 2x6 construction
- Hardi Plank & Hardi Shingle siding on entire house/upper columns made with Hardi Board.
- Leaded glass Mahogany Front Door
- Quarter sawn White Oak Flooring in Foyer, Dining Room & Hallways
- 2 offices-1 office with laminate flooring, 1 with Brazilian Cherry Hardwood Flooring
- 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

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