



Sub Type: **Pkg/Sngl Family Hm**  
DOM: **2**

List: \$9,910,000

ML#: **1324690**  
County: **Benton** Lot/Block: **PT 15/.**  
Type: **Condominium**  
Grs Inc: **\$0**  
NOI:  
Htd SF: **21,290/Appraisal**  
Subdivision: **Park Springs Sub**  
Sch Dist: **Bentonville**  
Yr Blt: **2025** Comp Date: **12/31/2025**  
Age Desc: **New Cons**  
Leases:  
Parcel ID: **01-03659-000**  
Apx Acres: **0.62** Covenant: **Yes**  
Flood Zone: **No** Disclosure:  
Lot Desc: **Level, Sidewalk**  
Surveillance: **No** Surveillance data cannot be verified.

**Active**  
Total Units: **10**  
Taxes: **\$10,584**  
Annl Exp:  
Pt Grs Inc: **\$480,000**  
Eff Grs Inc:  
Levels: **3**  
Tax Relief:

Recent Change: **10/08/2025 : NEW : ->A**

#### Internal Information

List Agt: <a href="#">Joseph Hayes &amp; Associates</a>	Agt Cell: <b>479-871-8108</b>	Agt Phone: <b>479-871-8108</b>
Lst Agt Email: <a href="mailto:jhayes723@gmail.com">jhayes723@gmail.com</a>		
List Ofc: <a href="#">Keller Williams Market Pro Realty Branch Office</a>		Ofc Phone: <b>479-657-6747</b>
Showing Inst: <b>Call Appt Center, Vacant</b>		
Call to Show: <b>855-917-9144</b>	Direct Cont: <b>70228 Joseph Hayes (Team ID: HAYESTEAM) 479-871-8108</b>	
LP/HtSF: <b>\$465.48</b>	List Date: <b>10/08/2025</b>	Exp Date: <b>04/08/2026</b>
Subject To: <b>N/A</b>	With Date:	Agency: <b>Exclusive Right to Sell</b>
Virtual Tour: <a href="https://tour.nwarealtors.org/204-NW-9th-Street-Bentonville-AR-72712/unbranded">https://tour.nwarealtors.org/204-NW-9th-Street-Bentonville-AR-72712/unbranded</a>		

#### Complex/Property Information

#Bdrms	SqFt	Rent	FB/HB
<b>3B-10</b>			<b>3/1</b>

#### Property Information

Amenities:	<b>Eat-In-Kitchen, Pantry, Walk-In Closets, A/C: Washer/Dryer Connection</b>	<b>10/Central</b>
Exterior:	<b>Cedar, Concrete Siding, Metal Siding, Rock, Stucco</b>	Heat Sys: <b>10/Central</b>
Fencing:	<b>None</b>	Roads: <b>Public, Surface Paved</b>
Fireplace:	<b>None</b>	Utilities: <b>Electric, Gas Public, Sewer, Water Public</b>
Floor:	<b>Carpet, Tile, Wood</b>	Wtr Htr: <b>10/Electric</b>
Foundation:	<b>Concrete Slab</b>	Windows: <b>Basement:</b>
Patio:	<b>Balcony, Covered</b>	Driveway: <b>No</b>
Roof:	<b>Architectural Shingle</b>	Parking: <b>Concrete</b>
Garage/Cpt:	<b>2/Garage</b>	Golf Course: <b>Attached Garage</b>
Garage/Cpt Loc.:	<b>Attached</b>	Aso/POA Pd: <b>Monthly</b>
Aso/POA Fee:		In City Limit: <b>Yes</b>
POA Incl:		Lot Location: <b>Near Park, Near Schools, Near Shopping Center, Near Trails (Near Biking, Mountain Biking, Walking Trails)</b>
Lot Dim:		

Apx Acres Open:	<b>.62</b>	Apx Acres Wooded: <b>.0</b>
Water/Lake:	<b>Not Applicable</b>	Lake: <b>Biking, Mountain Biking, Walking</b>
Appliances:	<b>Dishwasher, Gas Range, Microwave</b>	Trail Type: <b>Landscaped:</b>
Equipment:	<b>Garage Door Opener, Keyless Entry</b>	Security Sys: <b>No</b>
Specialty Rm:	<b>LTS 16, 17, 18, S/2 L15 (AKA SPRING PARK ADD) SURVEYS: 3/08/2019 L201910448</b>	Equip Held By: <b>Exclusions:</b>

Builder Name:	<b>Constellation Properties</b>
Public Remarks:	<b>10 new construction condos in downtown Bentonville. Seller will also split into smaller packages. Located across the street from Airship Coffee and situated near the Crystal Bridges trail and the downtown square! These brand new condos offer both convenience and contemporary design. The property includes 2-car attached garages and a community bike wash station, perfect for outdoor enthusiasts. Additional neighborhood amenities feature an outdoor grill and a fire pit, ideal for social gatherings. The contemporary kitchens are a highlight, featuring European cabinetry, exquisite quartz countertops, and a waterfall island. With modern fixtures and high-end finishes throughout, these condos exemplifies quality. Enjoy the elegance of glass balconies and the comfort of 3 luxurious bedrooms. These condos also include 3.5 baths, designed with style and functionality in mind. Each floor plan is the same. All units are vacant.</b>

MLS Remarks: **The seller will split into smaller packages / Builder's preferred lender - Clint Musslewhite with Arvest Bank / 918-766-5113 / cmusslewhite@arvest.com / property taxes are not accurate / HOA dues are \$375 per condo / all units are the same floor plan**

Directions: From I49N take exit 88B, merge onto Central Ave, take right onto Tiger Blvd, left onto NW A St, right onto 9th

**Contact your county assessor for tax calculation information.**

Prepared By: Joseph Hayes & Associates , Keller Williams Market Pro Realty Branch Office

Friday, October 10, 2025 9:45 AM