



\$ 375,000



125 E Blue Ridge Ter, Fairfield Bay, AR 72088

- » Beds: 4 | Baths: 3 Full
- » MLS #: 25009046
- » Single Family | 3,156 ft<sup>2</sup> | Lot: 32,234 ft<sup>2</sup> (0.74 acres)
- » More Info: [125BlueRidgeTer.IsForSale.com](https://125BlueRidgeTer.IsForSale.com)



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Welcome to your dream golf course home, nestled on Indian Hills Golf Course. This residence is a true gem, brimming with character & charm. Situated on 3 replatted lots, it offers privacy & tranquility while providing stunning views of the fairway. As you step inside, you'll be captivated by the new wood flooring & spacious open living area featuring a magnificent double fireplace with soaring vaulted ceilings, perfect for cozy evenings. The home is equipped with a new heating & air system, a new roof installed in 2018, & a newer water heater, ensuring modern comfort & reliability. The well-designed layout includes 6-inch walls, enhancing both energy efficiency & sound insulation. The large kitchen, pantry & oversized laundry room provide ample storage & convenience. The expansive master suite is a true retreat, complete with a private patio where you can enjoy your morning coffee or unwind after a long day. For those who love to entertain, the lovely sunroom with its charming brick flooring is an ideal spot to host friends & family. Circle Acres boat launch & Greers Ferry Lake are a short 5 min. drive away, while all the amenities of the Bay so close as well.

