

**Golf Course Home on Hole #3 | 3 Bed, 2 Bath in Eagle
Mountain – Batesville, AR**
17 Valley View Rd
Batesville, AR 72501

\$384,500
0.25± Acres
Independence County



Golf Course Home on Hole #3 | 3 Bed, 2 Bath in Eagle Mountain – Batesville, AR
Batesville, AR / Independence County

SUMMARY

Address

17 Valley View Rd

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Residential Property

Latitude / Longitude

35.747044 / -91.590208

Taxes (Annually)

\$1,776

Dwelling Square Feet

2,326

Bedrooms / Bathrooms

3 / 2

Acreage

0.25

Price

\$384,500

Property Website

<https://www.mossoakproperties.com/property/golf-course-home-on-hole-3-3-bed-2-bath-in-eagle-mountain-batesville-ar/independence/arkansas/104226/>



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PROPERTY DESCRIPTION

Welcome to this **custom-built 3 bedroom, 2 bath brick home on the golf course in The Village at Eagle Mountain**, one of **Batesville, Arkansas' most desirable neighborhoods**. Perfectly positioned on a **quiet cul-de-sac on Valley View Road**, this home offers both privacy and stunning views-**overlooking Hole #3 right out your back door**.

From the moment you arrive, you'll notice the **curb appeal**, featuring a **two-car garage, well-maintained landscaping, and a full sprinkler system**. A charming walkway leads you to the inviting front porch, setting the tone for what's inside.

Step through the front door and you're welcomed by a **bright, open layout**. To the right, a dedicated **dining area**, and straight ahead, a spacious **living room with vaulted ceilings, a gas log fireplace, and abundant natural light** streaming in from the back of the home.

The split floor plan offers functionality and comfort. On one side, you'll find **two guest bedrooms and a full bathroom with double sinks and a tub/shower combo**. On the opposite side, the home opens into a **galley-style kitchen with a cozy breakfast area**, perfectly positioned to enjoy **golf course views through large windows**. Just off the kitchen, step outside to a **covered back porch and extended patio**, ideal for relaxing or entertaining while overlooking the course.

The **primary suite** is tucked privately off the back of the home and offers a true retreat. Enjoy **large windows, natural light, and a spacious layout**, along with a **custom bathroom featuring double sinks, a built-in vanity area, custom walk-in shower, private toilet room, linen closet, and a large walk-in closet**.

Additional features include:

- **Laundry room with wash sink, folding space, and storage cabinets**
- **Custom wood shaker blinds throughout**
- **Stair-access attic storage from the garage**
- **Extra storage closets in the garage**
- **Natural gas (fireplace & water heater)**
- **Electric stove**
- **ADT security system wiring**
- **Sump pump installed under home for added comfort**
- **Built in 2012 by the owner**

Located just **minutes from White River Medical Center, shopping, dining, and all that Batesville has to offer**, this home combines **quality construction, thoughtful design, and an unbeatable golf course location**.

If you're looking for a **move-in ready home on the Eagle Mountain Golf Course in Batesville, AR**, this one checks all the boxes.

Proudly listed with **Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123)**.

Listing Agent, **Pamela Welch, [870-897-0700](tel:870-897-0700)**.

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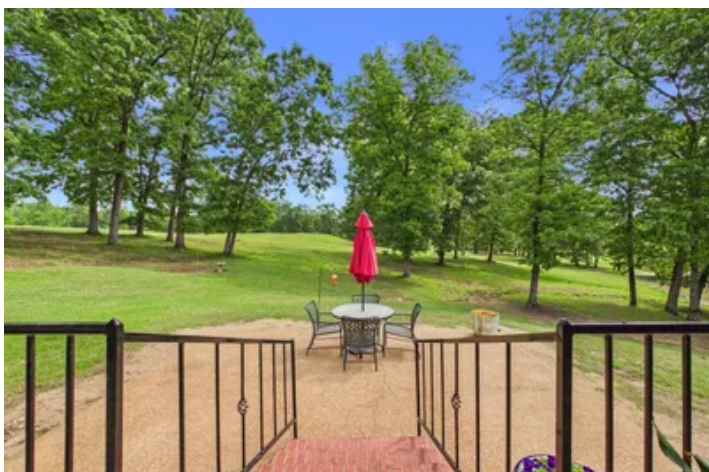
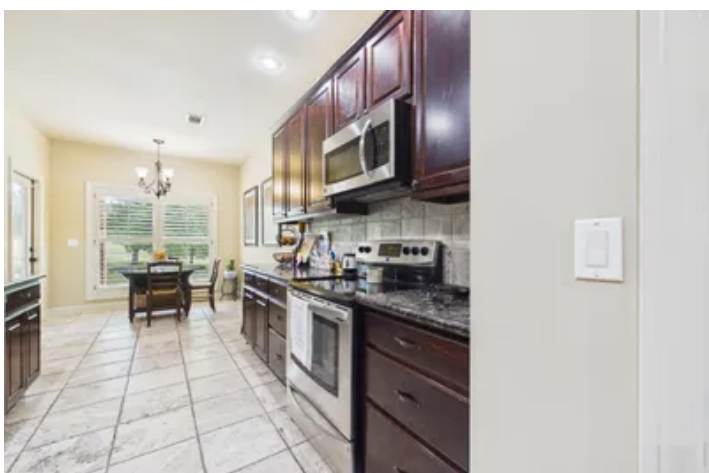
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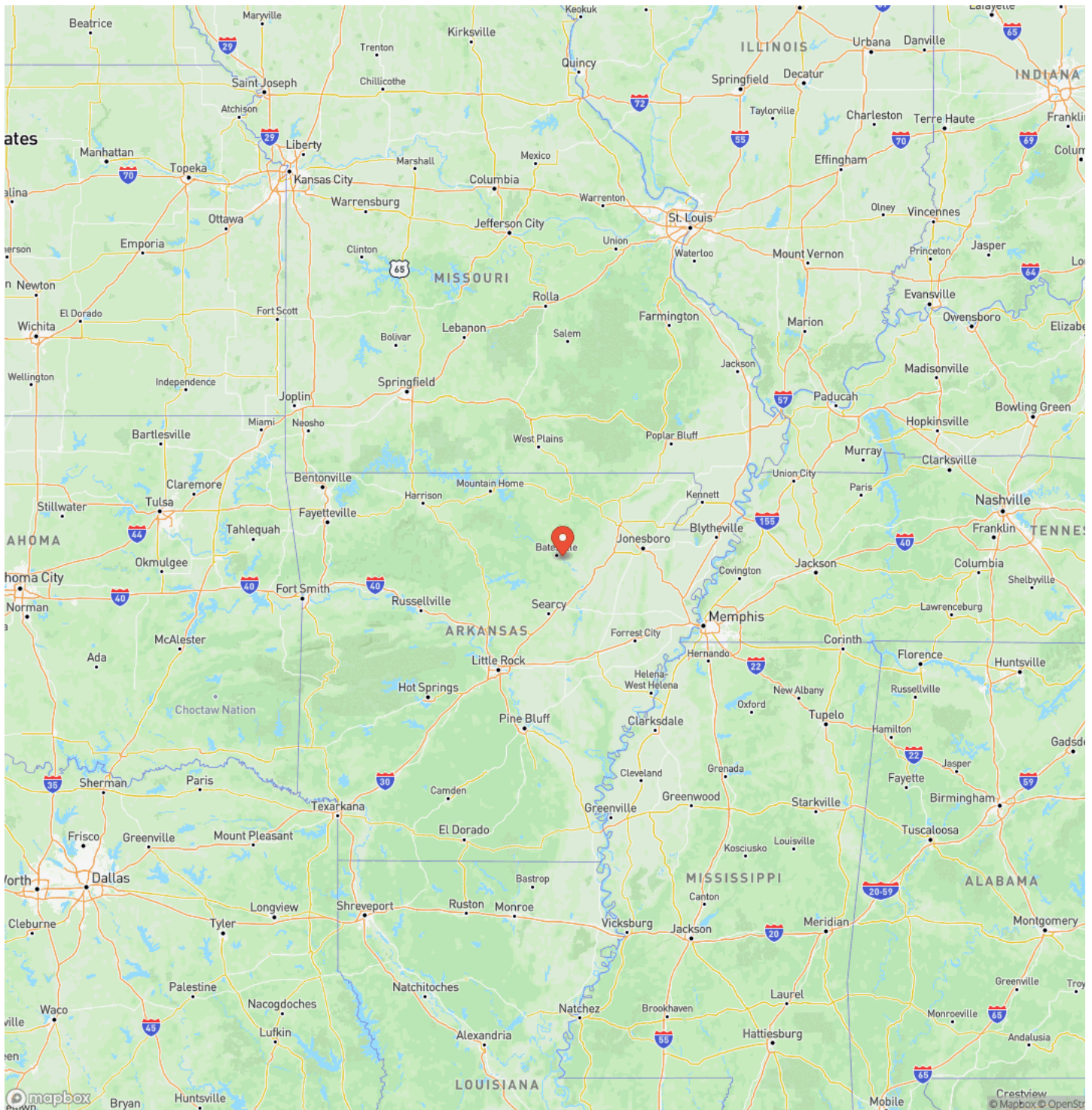
With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.



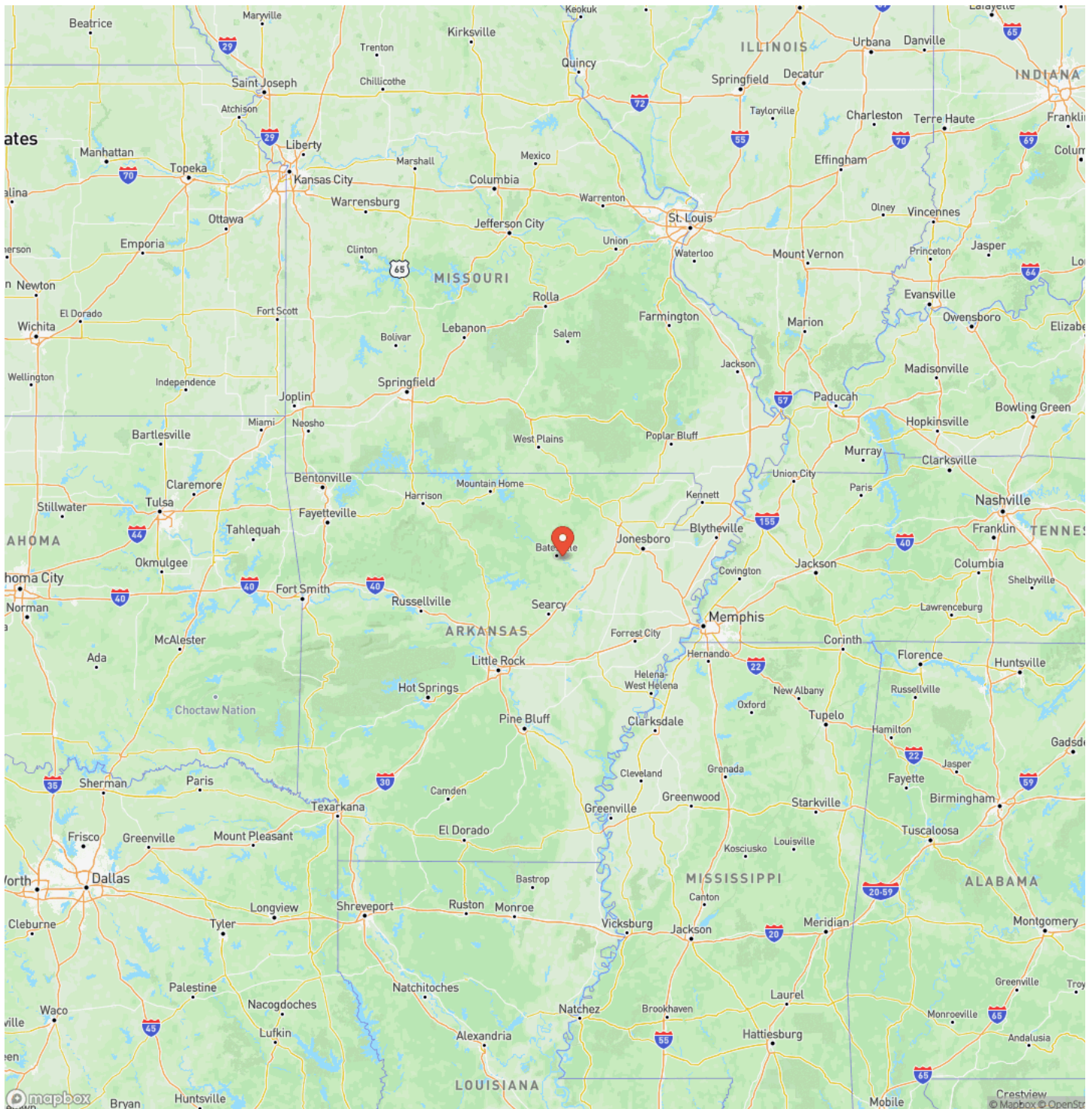
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Batesville, AR / Independence County



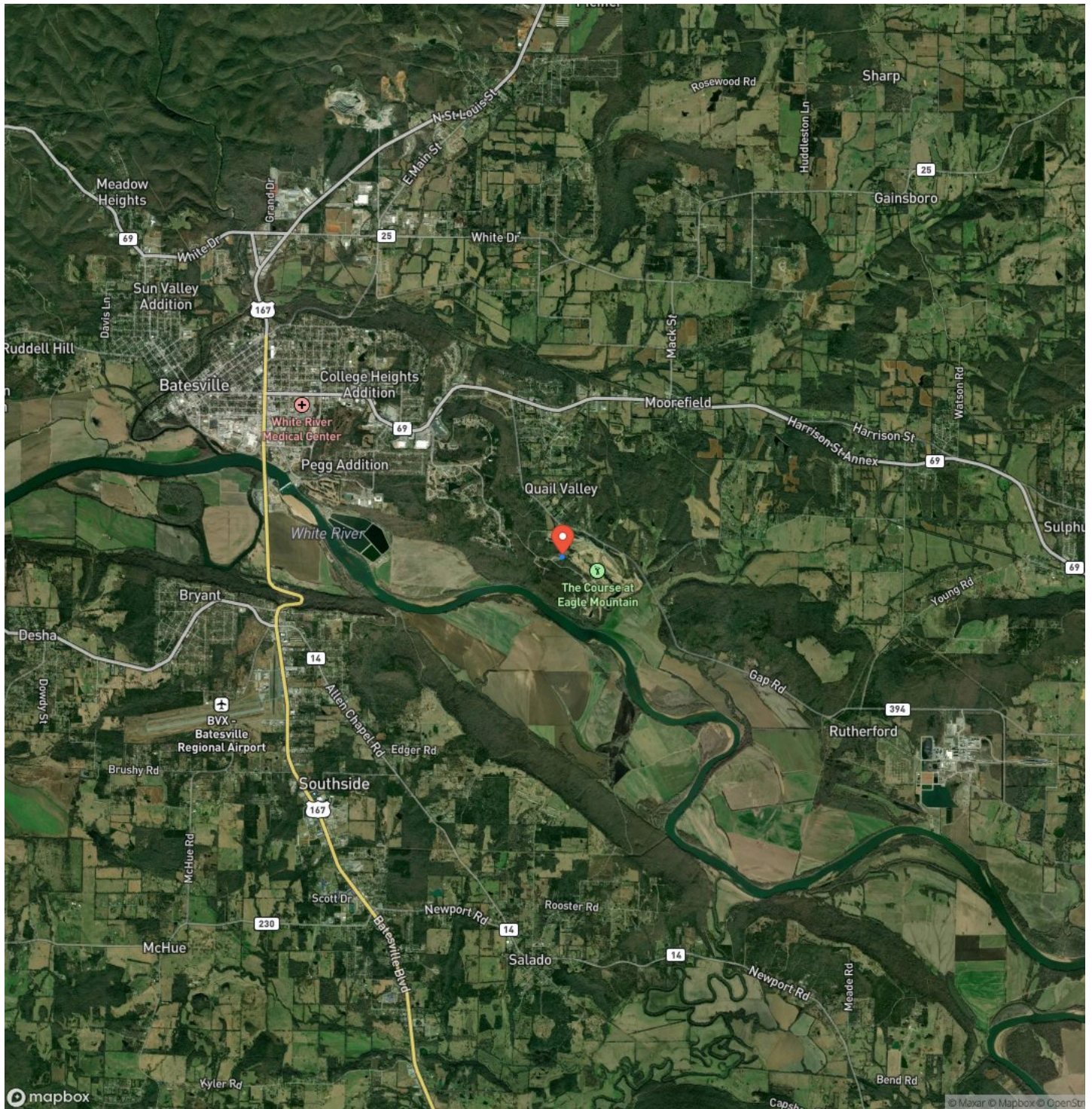
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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