

**Large Estate, Custom Brick Home, 3 Bed 3.5 Bath, Shop,
4 +/- Acres, Batesville, Arkansas**
1200 Rounds Road
Batesville, AR 72501

\$685,000
4± Acres
Independence County



Large Estate, Custom Brick Home, 3 Bed 3.5 Bath, Shop, 4 +/- Acres, Batesville, Arkansas
Batesville, AR / Independence County

SUMMARY

Address

1200 Rounds Road

City, State Zip

Batesville, AR 72501

County

Independence County

Type

Residential Property

Latitude / Longitude

35.751618 / -91.537048

Taxes (Annually)

2700

Dwelling Square Feet

3045

Bedrooms / Bathrooms

3 / 3.5

Acreage

4

Price

\$685,000

Property Website

<https://www.mossyoakproperties.com/property/large-estate-custom-brick-home-3-bed-3-5-bath-shop-4-acres-batesville-arkansas-independence-arkansas/84083/>



Large Estate, Custom Brick Home, 3 Bed 3.5 Bath, Shop, 4 +/- Acres, Batesville, Arkansas Batesville, AR / Independence County

PROPERTY DESCRIPTION

Stunning Custom Brick Estate on 4 +/- Acres – Timeless Luxury in Batesville, AR

1200 Rounds Rd, Batesville, AR 72501

4 Bed | 3.5 Bath | 3-Car Garage | Approx. 3,045 Sq Ft Heated & Cooled and over 5,000 Under Roof | Built 2003

Custom Brick Estate with Scenic Views & Smart Layout – 1200 Rounds Rd, Batesville, AR

Main Level (approx. 2,365 sq ft heated/cooled):

From the moment you enter, you're welcomed by a grand foyer with **floor-to-ceiling windows framing the backyard, a formal dining room to the left, and a home office to the right.** The heart of the home features a **chef's kitchen** with a **large bar area, Viking propane cooktop** with 18" griddle, **Sub-Zero fridge, double Bosch convection ovens,** and a **new Bosch dishwasher.** The **custom oak cabinets** and **walk-in pantry** offer abundant storage, while a **plant window nook** with built-in stand is perfect for growing herbs.

The **laundry room** has ample cabinetry and a wash sink, just off the **half bath** and **3-car garage.** A **covered back patio** invites you to relax and enjoy the views—frequented by deer and turkey. Off the living room is a **guest bedroom** with direct access to a full bath. The **primary suite** includes **patio access, a Mr Steam Shower, jetted soaking tub, his and hers vanity** and a nice **walk-in closet.**

Upstairs (approx. 680 sq ft heated/cooled):

Includes a **sitting area,** and **two large bedrooms—each** with private vanities and toilets, sharing a **spacious central shower** and both featuring walk-in closets.

Bonus Space:

Above the garage is an **unfinished 11' x 36' room** (wired)

Interior Features

- Open floorplan ideal for entertaining
- Gas log fireplace
- Chef's kitchen with gas stove + griddle, large pantry & plenty of cabinets
- Oversized primary suite with walk-in closet
- Luxury en-suite bath with **steam shower**
- Bonus/flex room + unfinished bonus room above garage
- Laundry room with utility sink & garage access

Enjoy added conveniences like:

- **Geothermal HVAC system** (2 yrs old)
- **85-gallon Marathon water heater** integrated with the HVAC for summer savings
- **Brink's security system**
- **20kW Kohler generator** with auto switch, fueled by a 500-gallon propane tank
- **New architectural shingle roof with skylights (2020)**

Outside, the amenities continue:

- **30x50 Shop** (30x30 enclosed), spray foam insulated, with Mitsubishi mini-split HVAC, water, electric, breaker panel, and retractable shade tarps
- **.5-mile private walking trail** through mature oaks and scenic views
- **Starlink high-speed internet** wired underground to the house with full mesh coverage
- **Fruit & ornamental landscaping:** red & golden delicious, Gala apples, pears, blueberries, chestnuts, flowering plums, sugar maple, cypress, sawtooth & red oaks, wisteria, and crepe myrtles

The yard was thoughtfully planted to create natural **summer shade like a living sundial**, with mature trees bordering the shop and house for seasonal comfort. A **creek runs along one edge**, offering a perfect summer retreat for kids, pets, or quiet reflection.

There's even room for a **small hobby farm**—whether it's chickens, goats, or a garden, this property supports the lifestyle you've dreamed of.

30x30 Insulated Shop

- Two roll-up doors
- Mini-split heating & cooling
- Covered front porch with pull-across curtains
- Ideal for hobbies, projects, or extra storage

Nearby Amenities – Convenient Location

Located just **5 miles from the center of Batesville**, you'll enjoy the peace of the country with the convenience of town. Close by:

- **White River Medical Center**
- **Batesville High School & Southside Schools**
- **Walmart Supercenter, banks, and shopping**
- **Restaurants, cafes, and local boutiques**
- **Batesville Community Center & Aquatic Park**
- **Historic Main Street and Lyon College**

Call today to schedule your private tour! There is so much to see and the pictures do not do it justice.

Listed by **Pamela Welch**, Principal Broker

[870-897-0700](tel:870-897-0700) | Office: [870-495-2123](tel:870-495-2123)

Mossy Oak Properties Selling Arkansas

Equal Housing Opportunity

www.WeSellArkansas.com

Large Estate, Custom Brick Home, 3 Bed 3.5 Bath, Shop, 4 +/- Acres, Batesville, Arkansas
Batesville, AR / Independence County



Large Estate, Custom Brick Home, 3 Bed 3.5 Bath, Shop, 4 +/- Acres, Batesville, Arkansas
Batesville, AR / Independence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



wesellarkansas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Selling Arkansas

8111 N St Louis St
Cave City, AR 72521
(870) 495-2123
wesellarkansas.com

