

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

\$649,900
4± Acres
Independence County



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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

\$649,900

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/>



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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)

At **Mossy Oak Properties Selling Arkansas,** we know that buying a home can feel overwhelming, especially if it's your first time. That's why we go above and beyond to make you feel welcome the moment you walk through our doors. Our office is right here in **Cave City, Arkansas, at 8111 North St. Louis Street.** We'll greet you with a smile, guide you back to the conference room, and connect you with trusted lenders—either by phone or Zoom—so you can explore financing options and start your homeownership journey with confidence.

We want every client to feel comfortable, respected, and heard. No question is ever a silly question. Whether this home is your **stepping stone, first home, or forever home,** we're here to walk with you every step of the way.

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)
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Equal Housing Opportunity

www.WeSellArkansas.com



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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MORE INFO ONLINE:

wesellarkansas.com

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wesellarkansas.com

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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.

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