

Bella Vista, Arkansas

TOP 10 THINGS YOU NEED TO KNOW BEFORE BUYING HERE

Hi! I'm Angela Branan, a local Northwest Arkansas REALTOR® specializing in helping people like you relocate to Bella Vista.

Bella Vista is an incredible place to live, but it's different than most communities, and those differences matter when you're buying a home. From lot types and neighborhoods to amenities, growth, and long-term livability, there are things you need to understand before you buy here.



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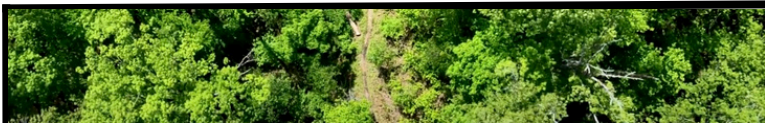
HOW MUCH DO HOMES COSTS?

Over the past 12 months, the average sales price in Bella Vista has been \$414,180 with a median price of \$375,000. The average new construction home is around \$435,914 with the median of \$419,000. Do you want to live on the lake? Lake homes on average cost \$852,935 with the median being \$800,000



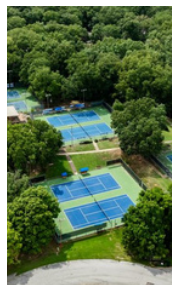
SEWER VS SEPTIC?

The majority of homes in Bella Vista are on a septic system, with lateral lines usually taking up most of the backyard. There are a few small pockets of lots that are on city sewer. Some areas do require a mandatory switchover to the city sewer within 90 days of purchase



IS THERE A POA?

The entire city is part of one big POA, giving you access to all of the amenities throughout the entire city. Dues are \$40/month for improved property and \$18/month for unimproved. Many people own lots just to have access to the amenities but never intend on building.



WHAT TRAIL SYSTEMS ARE IN BELLA VISTA?

BACK 40 TRAILS

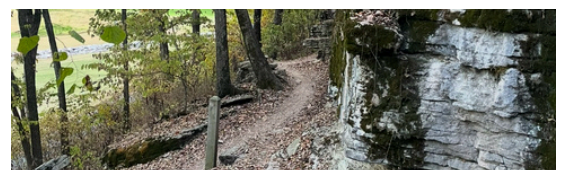
The Back 40 is located on the East side of town and will make you feel like you are in the middle of nowhere but are easily accessible

LITTLE SUGAR TRAILS

Located in the center of Bella Vista, this section has plenty of switchbacks, berms, and more climbing per mile than anywhere else in NWA

BLOWING SPRINGS

Blowing Springs is a six mile loop on the SE section of town that includes cliffs, caves and waterfalls. It is also the gateway to the Back 40



WHAT DOES LAKE LIFE LOOK LIKE?

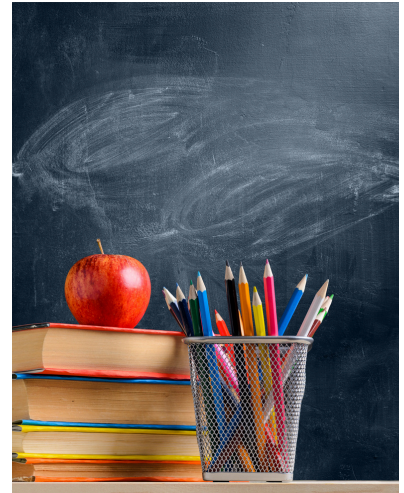
Bella Vista is home to seven lakes. Loch Lomond is the largest wake lake and has the marina. Lake Windsor is the second largest and also allows boating with wakes.

Lake Ann is the most scenic and has a small area that allows wakes. Lake Avalon is home to the beach club, and the other lakes are small fishing and kayaking lakes.



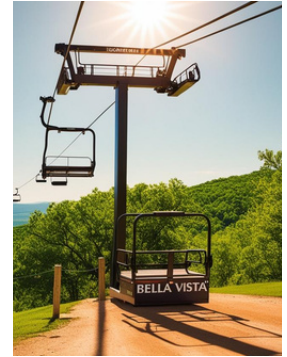
WHAT SCHOOL DISTRICT WILL MY KIDS BE IN?

The majority of kids in Bella Vista will attend either Bentonville Schools or Gravette Schools with a smaller part on the far East side attending Pea Ridge Schools. The East and Middle sections primarily feed into Bentonville while the West side feeds into Gravette. There is only one physical school in Bella Vista which is Cooper Elementary



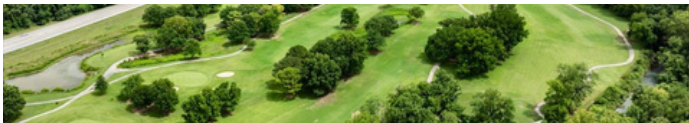
THE OZ BIKE PARK

The OZ Bike Park recently opened in the middle of Bella Vista off of 71 and is the first lift assisted bike park in Arkansas. It currently consists of 20 miles of downhill gravity trails, a bike shop, food, and art gathered around a plaza made for gathering. There is also a hiking trail that is completely free and single ride tickets up and down the lift are also available.



WHAT GOLF COURSES ARE IN BELLA VISTA?

Bella Vista has seven golf courses with the most notable ones being Highlands, Scottsdale, and the Country Club. There is also a fully remodeled driving range at Tanyard Creek



CAN I HAVE A SHORT TERM RENTAL (AIR BNB) IN BV?



Yes, short term rentals are allowed but there is a 600 unit cap that has currently been reached. Any new applications are put on the waiting list. If you are renting out part of your primary residence, it does not count towards the cap.

IS BELLA VISTA STILL A RETIREMENT TOWN?

In 1965 John Cooper purchased Bella Vista and turned it into a massive, master-planned retirement and recreation community. Property owners voted to incorporate and Bella Vista officially became a city on January 1, 2007. Since then the city has transitioned from a retirement hub to a vibrant community renowned nationally for its extensive trail systems and outdoor amenities and now attracts people of all ages.

