


# Home For Sale by Owner

4484 N. Paddington Circle, Bettendorf, IA 52722



## \$1,050,000

 Name Withheld

 563-505-5683



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Listing ID: CFP63BD



Flyer & Listing by QCFSBO

3522 Jersey Ridge Road  
Davenport, IA 52807  
563-355-1310  
info@qcfsbo.com  
www.qcfsbo.com

## Property Highlights

- Lot Size .30 Acre
- Built in 2024
- Ranch
- 1,800 sqft Main
- 3,000 sqft Total
- 4 Bedrooms
- 3 Bathrooms
- Finished basement
- Egress Window
- Bar
- Main Level Laundry
- Service Sink
- Walk-in Closets
- Fireplace
- Hardwood Floors
- Tray Ceiling
- Crown Molding
- Automated Blinds
- Radon Mitigation
- Whole House Fan
- Double Vanity
- Eat-in Kitchen
- Center Island
- Walk-in Pantry
- Appliances Included
- Central HVAC
- Irrigation System
- Pond/Water Feature
- Under Deck Storage
- A/C & Heat - Garage

Like-new 2024 Advance Homes ranch in Wyndham West with pond views! This 4-bedroom, 3-bath home offers over 3,000 sq. ft. of finished space and a fully upgraded 3-car garage with epoxy floors, drains, and HVAC. Open-concept design with hardwood floors, high ceilings, solid wood doors, and a stunning stone fireplace with walnut mantle. The chef's kitchen features Amish cabinetry, granite countertops, walk-in pantry, and premium Sub-Zero, Wolf, and Cove appliances, plus a large breakfast bar. The primary suite includes a spa-like bath with tiled shower, soaking tub, and access to a spacious walk-in closet and laundry. Finished lower level offers 2 bedrooms, full bath, large rec room, mini bar, and ample storage. Enjoy a beautifully landscaped yard with irrigation, lighting, fenced backyard, pergola with automated shades, and brick paver patio. Located near Pleasant View Elementary and bike paths. Loaded with upgrades—move-in ready!