



FIRST TIME TO PUBLIC – PRICED TO SELL!

Spacious Estate Home – Come and see!

213 S. Ash, Catoosa, OK. 74015

Improvements. 2,622-square foot home.

Land. .33 acre – 14,330 square feet +/-.

- Stately trees and lots of shade on this great property.

Legal Description. Lot Four (4), Block Thirty (30) of the Town of Catoosa, Rogers County, Oklahoma, according to the U.S. Government Plat thereof, a/k/a 213 S. Ash, Catoosa.

Listing Price. \$274,900 'as is' which is only \$104.84 per square foot on one-third acre.

Superior Location. 100 feet frontage on Ash Street, one of Catoosa's quietest neighborhood streets.

- One block to Catoosa City Hall.
- Two blocks to the new \$12 million Cherokee Elementary School, which replaced 8-decade old Helen Paul Learning Center and the previous Cherokee Elementary.

Excellent Interior Features. This spacious estate home of 2,622-square foot features:

- Structurally sound.
- Roof in good condition.
- Four bedrooms, including one giant room for master bedroom, family or game room.
- Three full bathrooms.
- One-of-a-kind master bedroom – high ceiling, spacious walk-in closet.
- 'Mud' room.
- Washer & dryer hookups off kitchen.
- Move-in ready.
- Built 1964-65. Largest bedroom/family room added later.

Exclusive Agent. Larry Kelley, CCIM, Herndon & Kelley Co., 918.688.8872 or lkkelley42@gmail.com. Call for showing at 918.688.8872!



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