Roads Less Traveled Properties | 918-647-6335 | tonyalaney599@gmail.com

Property Address

24827 Calhoun Rd Shady Point, Oklahoma 74956

Property Highlights

• Price: \$198,000.00

Acres: 2.00County: Le Flore

• State: Oklahoma

Closest City: Shady PointProperty Type: Farms,

Recreational Property, Residential

Property



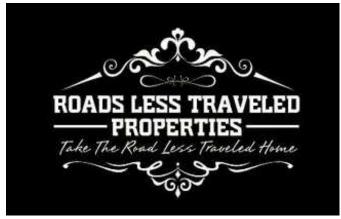
Property Description

ELEGANT COUNTRY ESTATE

PRISTINE COUNTRY ESTATE SITTING ON 2 BIG ACRES...

THIS PROPERTY IS
BEAUTIFULLY
LANDSCAPED, AND VERY
WELL GROOMED. THE HOME
HAS 3 BEDROOMS, 2 FULL
BATHS, AND A BONUS
BEAUTY-SHOP STYLING
ROOM WITH A WASHING
SINK DESIGNED FOR A
HOME BUSINESS.

THERE IS CUSTOM BUILT CABINETRY THROUGHOUT THE HOME, CATHEDRAL CEILINGS, TRAY CEILINGS, A FORMAL DINING ROOM,



Tonya Laney tonyalaney599@gmail.com 918-647-6335 33300 Latham Ridge Road Shady Point, OK 74956

https://roadsless traveled properties.com.lands of america.com

More details at landsofoklahoma.com/listing/4827898

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AND A BEAUTIFUL GAS
FIREPLACE WITH AN
ENTERTAINMENT CABINET
IN THE LIVING ROOM,
ACCENTING THE INTERIOR
OF THE HOME. AN
ATTACHED TWO CAR
GARAGE, WITH AN ATTIC
ACCESS WITH PLENTY OF
STORAGE IN THE ATTIC.

A LARGE MASTER BEDROOM AND A LARGE MASTER BATH WITH HIS AND HERS WALK IN CLOSETS, AND A BIG JACUZZI GARDEN TUB FOR SOAKING AWAY IN...WALK IN SHOWER, AND TWO SEPARATE VANITIES DRESS UP THE MASTER BATH. TWO MORE NICE BEDROOMS, AND A FULL BATH, WITH CLOSETS IN EACH BEDROOM, AND CEILING FANS THROUGHOUT THE HOME.

THE KITCHEN IS A PASS THROUGH, WITH BEAUTIFUL CABINETS AND NICE COUNTER-TOPS, AND EVEN ROOM FOR A BREAKFAST TABLE NEAR THE WINDOW. THE FORMAL DINING ROOM HAS A RAISED CEILING IN IT, AND NEW FLOORING. TWO SWINGING DOORS KEEP THE DINING ROOM SEPARATE FROM THE KITCHEN. THE LIVING ROOM IS AT THE BACK OF THE HOME, AND ALSO HAS A RAISED CEILING WITH A NICE GAS FIREPLACE

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ACCENTING THE ROOM.
NICE FAMILY HOME THAT IS
WELL DESIGNED.

THERE ARE TWO **OUTBUILDINGS ON THE** PROPERTY AS WELL. THE WOOD-SHOP IS 16 X 12 AND SET UP TO STORE ALL YOUR WOODWORKING TOOLS. THE BIG SHOP BUILDING IS 24 X 40. AND HAS A WOOD-BURNING STOVE TO KEEP A WARM FIRE GOING ON THOSE COOL DAYS. BOTH OUTBUILDINGS ARE INSULATED AND WIRED. ON THE BACKSIDE OF THE WOOD SHOP IS AN OUTDOOR CLEANING AREA EQUIPPED WITH A SINK FOR CLEANING FISH FOR DINNER! THERE IS A WISHING WELL IN THE BACK YARD THAT IS ADORABLE, AND A CHAIN-LINKED FENCE AREA FOR YOUR PETS SAFETY. THE LANDSCAPING IS BREATH-TAKING....THE OWNERS HAVE TAKEN GREAT CARE OF THE PROPERTY, AND IT REALLY IS NICE! THERE IS A BIG DECK IN THE BACK WITH A STEP-UP DECK FOR ENTERTAINING! THE CARE AND THE QUALITY OF THIS PROPERTY ARE EVIDENT THROUGHOUT THIS **GRACIOUS COUNTRY** ESTATE! COME TAKE A

LOOK AT THIS BEAUTIFUL HOME...YOU WON'T BE

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DISAPPOINTED!

GIVE TONYA A CALL AT 918-647-6335, AND LET'S TAKE A LOOK!

Driving Directions

NORTH OF POTEAU OK ON HWY 59...TAKE A LEFT AT THE EASY MART ON TO WELLS RD. THEN A LEFT ON TO CALHOUN RD. STAY ON CALHOUN RD. UNTIL YOU ARRIVE AT THE PROPERTY. LOOK FOR ROADS LESS TRAVELED PROPERTIES SIGN

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