

# LAKE PROPERTIES FOR SALE

## GRAND LAKE O' THE CHEROKEES

**Property Address:** 100 Dripping Springs Point, Eucha, Oklahoma 74342

### PROPERTY HIGHLIGHTS

- Home Size: +/- 3225 sf
- Apartment Size: +/- 1290 sf
- Enclosed Boat House
- 185' by 43' Community Slip
- Total Shoreline: +/- 215 feet
- Total Land Size: +/- 4.59 acres
- Undeveloped Land Size: +/- 2.14 acres
- 39 Unit Self Storage Bldg.
- Utilities: Rural Water, Septic, Electric and Propane.

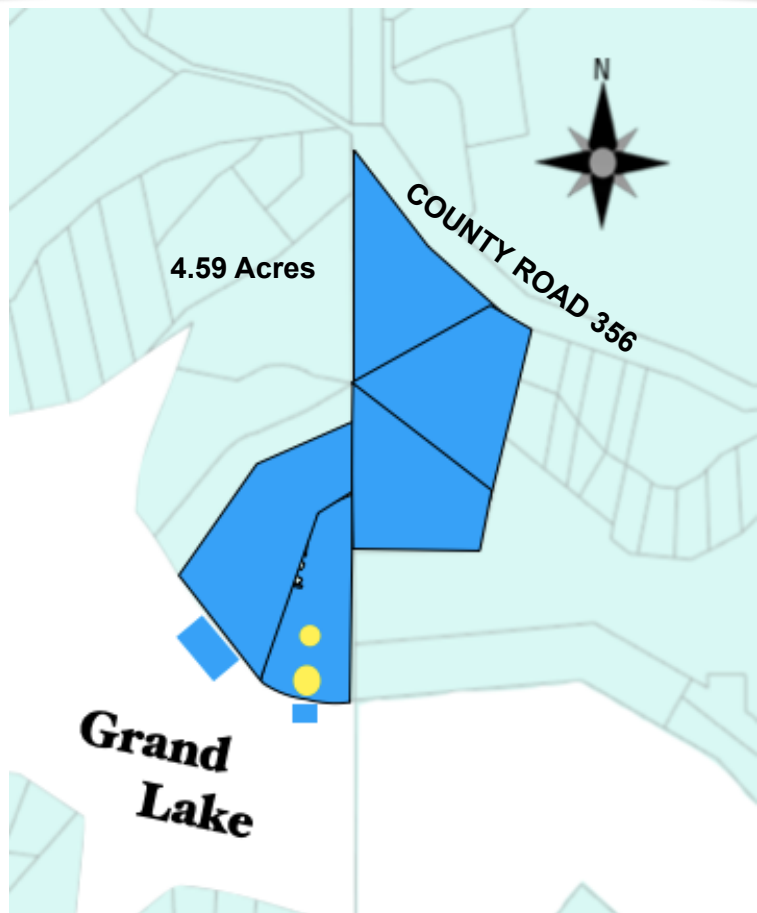
**Price: \$1,500,000**



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Source: Owner, Survey, County Assessor





**Property Address: 100 Dripping Springs Point, Eucha, OK 74342.**

This +/- 3225 s.f., three-level, luxury home was built in 2016 and features 3 bedrooms, 3.5 baths. Large master bed and bath upstairs. Vaulted ceilings, full kitchen open to dining and living areas with large wood burning fireplace. 2 bed, 2 bath walk out basement with game room. Enjoy sunsets from the large, outdoor decks with plenty of room for entertaining. **Land Size .67 acres** with approximately **75' of waterfront shoreline**. Sale includes a 3-slip, enclosed, private boathouse with automatic doors.



**Built in 2018**, This +/-1290 sf. two-story, One bedroom loft with full bath upstairs & 1.5 bath down with natural wood accents throughout built above an oversized (3) car garage with shop space. Rustic loft features exposed wood beams and natural wood accents throughout. Full kitchen opens to dining and living areas with water view of Grays Hollow Cove. Plenty of room on two large decks to enjoy sunsets. VRBO Permitted.

**Property Address: 105 Dripping Springs Point, Eucha, OK 74342**



**Prime waterfront development opportunity available on Grand Lake.**

Approximately **1.22 acres total** with **140 feet** of prime shoreline located in a protected cove near Dripping Springs Yacht Club. 185' by 43' encapsulated boat dock included. No building restrictions, No HOA. Buyer owns the shoreline. Property Address: **60 & 70 Dripping Springs Point, Eucha, OK 74342**



**Redevelopment Potential.**

**Current use:** Approximately 4400 s.f., 39 unit, mini-storage facility.

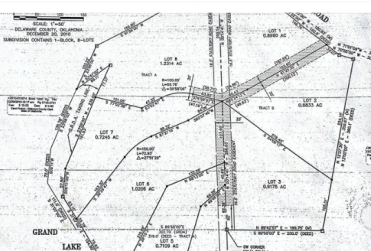
**Land Size:** +/- 1 acre.

**Building Size:** 2000 sf and 2400 sf.

**Topography:** Flat. **Shape:** Irregular **Utilities:** Electric & Water Available.

Great location for RV pad sites, tiny homes, or single family development.

Property Address: **05 Dripping Springs Point, Eucha, OK 74342**



**Lots 2 and 3** located in the Newkirk Cove Addition. **Total Size: 1.80 acres.**

Flat topography currently being used as outdoor vehicle and boat storage. Framed for a 4380 s.f metal building. Great location for Tiny Homes, RV pad sites or single family home development.. **Water and power located onsite.**

**Rural Zoning with no building restrictions.**