

## *Listing No. 8281*

### **Income Producing Recreational Cabin with Panoramic Sardis Lake View**

**Location:** This beautiful custom-built home is conveniently located 1 mile north of Sardis Lake, which provides some of the best recreational opportunities in South-eastern Oklahoma. The property is located in a private setting on the side of Buffalo Mountain with a breath-taking panoramic view of the 14,360 acre Sardis Lake and the Kiamichi Mountain Range and Potato Hills as a backdrop beyond the lake. Sardis Lake offers many recreational activities including skiing, boating and fishing. Also, there are several hundred acres surrounding the lake that are owned by the Corps of Engineers, which is open to public hunting. The property is part of the Saddle Gap Ranch Subdivision with deed restrictions designed to protect property values. For the exact location of this property refer to the Google Earth Map at the bottom of this listing. The physical address is 2901 SW 235th Road; Tuskahoma, Oklahoma 74536.

**Services to Property:** Below grade rural electricity, rural water and aerobic septic system.

**Access:** This cabin can be accessed by a county-maintained gravel road, which provides all weather access.

**Cabin:** Construction of the cabin was completed in 2018 and it contains approximately 1440 square feet of heated and cooled living space with 2 bedrooms and 2-1/2 bathrooms. The high level of craftsmanship, attention to detail and quality trim work throughout the home are very impressive. The cabin exterior walls are covered with rustic wood siding and the roof is covered in low maintenance 26-gauge brown colored metal. The home was designed and built to be energy efficient to minimize heating and cooling costs. Energy efficient vinyl windows with Low-E glass and Argon gas were used throughout the home and there is an energy efficient on-demand tankless electric hot water heater. Also, the spray foam insulation was used. Approximate room dimensions are given below:

**Living Room:** 15 feet x 24 feet – This room has a vaulted ceiling and would be a cozy place to spend the weekend. The interior walls are covered with textured sheetrock, the vaulted ceiling is covered in rustic tongue and groove white pine and the floors are stained brown colored concrete. This room has several



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windows to provide natural lighting. There is a gas fireplace with rustic wood mantle at one end of the living room with custom built bench seating and picture windows with a view of the lake. There is a set of doors in the living room that provide access to the large deck at the back of the house. This room is open to the kitchen area and dining room area.

Kitchen: 15 feet x 15 feet – Custom built solid wood cabinets, granite counter tops, undermount stainless steel sink with oil rubbed bronze faucet and bar area with room for six bar stools. The floors are stained brown colored concrete. The kitchen will come furnished with a Frigidaire refrigerator, electric kitchen stove, and LG microwave.

Back Deck Area: 10 feet wide x 30 feet long – The deck was constructed using maintenance free composite decking. There is wood railing around the perimeter with 6 x 6 posts. The deck area provides a panoramic view of Sardis lake with the Kiamichi Mountain Range and the Potato Hills as a back drop beyond the lake. This would be the ideal spot to sit and drink your morning coffee while taking in the great views.

Covered Side Porch: (8 feet x 16 feet) - There is a glass door off the living room area that opens up to the cover porch area. The porch has concrete flooring and is open to the back-deck area. There is a propane outdoor fireplace in this area. This area would be the perfect place to install a hot tub or charcoal grill.

Upstairs Master Bedroom: 8 feet x 15 feet – There is a set of stairs off the kitchen that lead to the upstairs master bedroom. The master bedroom has a set of glass doors that lead outside to a 4' x 15' balcony area with a lake and mountain view. This room has rustic wood flooring and custom built-in drawers and shelving. There is a sliding barn door that leads into the master bathroom and also there is a set of sliding barn doors that can be opened up to provide a view of the downstairs living room. This room has a vaulted ceiling with rustic tongue and groove pine. Also, the master bedroom has its own ductless mini-split HVAC system.

Master Bathroom: 8 feet x 15 feet – There are double undermount sinks with oil rubbed bronze faucets, granite counter tops, mirror and vanity light above each sink. There is a 4 feet x 7.5 feet walk-in tiled shower with custom tile work and oil rubbed bronze shower head. This room has a vaulted ceiling with rustic tongue and groove pine and there is also set of glass doors that lead onto a 4 foot x 15 foot outdoor balcony area. There is also a 5.5 feet x 6 feet enclosed area with toilet and wall shelving on one side.



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Upstairs Bedroom #2: 15 feet x 15 feet – There is a set of stairs off the living room area that lead to an upstairs bedroom. This room has a vaulted ceiling with rustic tongue and groove pine and the floors are covered with rustic wood flooring. One end of this room is open to the living room/kitchen area below. Also, there is a set of glass doors that open up onto a 4 foot x 8 foot outdoor balcony with a lake/mountain view. There are custom built-in wood shelving and storage areas in this room.

Downstairs Bathroom #2: 5 feet x 8 feet – There is an undermount sink with oil rubbed bronze faucets, granite counter tops, mirror and vanity light above the sink. There is a custom built shower/tub with ceramic tile. There is a toilet and linen storage area. The floor is stained brown colored concrete.

Utility Room: 8 feet x 9 feet – This room has connections for a stackable washer and dryer, shelving and wall cabinets. This room houses the on-demand tankless electric hot water heater.

Half Bath: Off the utility room is a half bath for guests. This room has an undermount sink with oil rubbed bronze faucet, granite counter top, mirror and vanity light above the sink. This room has a toilet and the floor is stained concrete to match the rest of the downstairs living area.

**Land:** The cabin sits on lot 39 of the Saddle Gap Ranch Development and contains 3.45 acres (m/l) of gently sloping land covered with a stand of scattered mature hardwood and shortleaf pine that are native to south-eastern Oklahoma. There are deed restrictions associated with this development designed to protect property values.

**Potential Rental Income:** The current owners have been renting this cabin out as well as another cabin listed on Lot 68. These cabins are rented out on a part time basis to provide an additional income stream when not in use by the owners. Both cabins could be bundled together and purchased as an investment package. If you are interested in purchasing this cabin you might consider booking the cabin for a weekend stay on Airbnb to get a feel for it and the surrounding area. All furniture shown in the pictures can be purchased for an additional price. The website link for booking is as follows:

[https://www.airbnb.com/rooms/31226278?location=clayton%2C%20ok&adults=1&source\\_impression\\_id=p3\\_1579453479\\_jZ7ANdmFSMLNvesV](https://www.airbnb.com/rooms/31226278?location=clayton%2C%20ok&adults=1&source_impression_id=p3_1579453479_jZ7ANdmFSMLNvesV)



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**Agent's Comments:** This is a beautiful custom-built home with a very high level of craftsmanship, attention to detail and quality trim work throughout. An ideal setting for a relaxing and peaceful weekend getaway from city life or even a full-time residence. This area provides many recreational opportunities for hunting, fishing, boating, camping and biking just minutes away. There is already an established customer base if the new owners are interested in a rental income stream.

**Price:** \$249,000

**Property Taxes:** \$1,538 per year (paid in 2019)

For more information contact Sales Agent **Bob Bowman** at **(918)-839-4717**.