

A RARE OPPORTUNITY AWAITS AT CANYON BLUFF ESTATES IN GUTHRIE, OKLAHOMA

1225 Canyon Springs Road

This is a once in a lifetime opportunity to own this custom built beauty, first time on the market! Owner designed and built this amazing home on an exceptional 9000+/- sq.ft. lot. Enjoy the feeling of being in the privacy of a wooded retreat while only minutes from the conveniences of downtown historical Guthrie! This Lujo Craftsmen designed home offers 1629 sq.ft. of heated space which includes 2 bedrooms, 2 bathrooms, den/office, utility and a 487sq.ft. 2 car garage. One bay of the garage has central H/A. Additionally, there are stainless steel appliances, a gas fireplace, Saltillo tile, and the Master features a large walk-in closet, a tub and separate roll-in shower in the master bath.

The open space concept is perfect for entertaining friends and family. Enjoy the tranquility of the 510 sq.ft. of covered patio and porches while watching turkey, deer, birds and squirrels and more. There is nothing ordinary about this home. The owner/designer even had her sub-contractors from Santa Fe, N.M. travel to Guthrie to apply the authentic Stucco exterior.

Mindful of being able to "Age In Place", the owner has already integrated features to transition into your long-term aging needs. This is truly a home you will never have to or want to leave. You will feel the love and magic as soon as you step inside so please call to schedule your viewing of this once in a lifetime opportunity.

