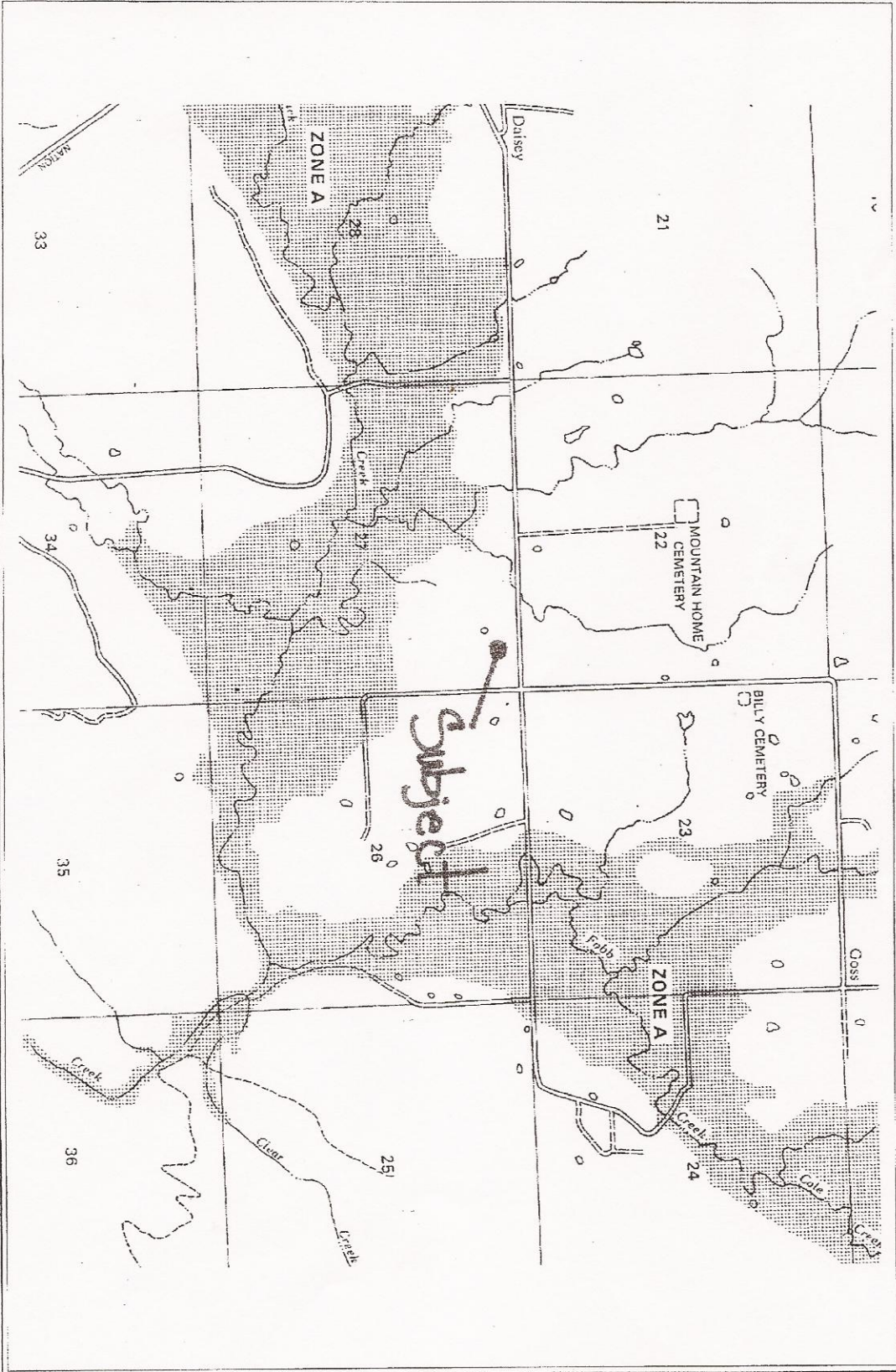


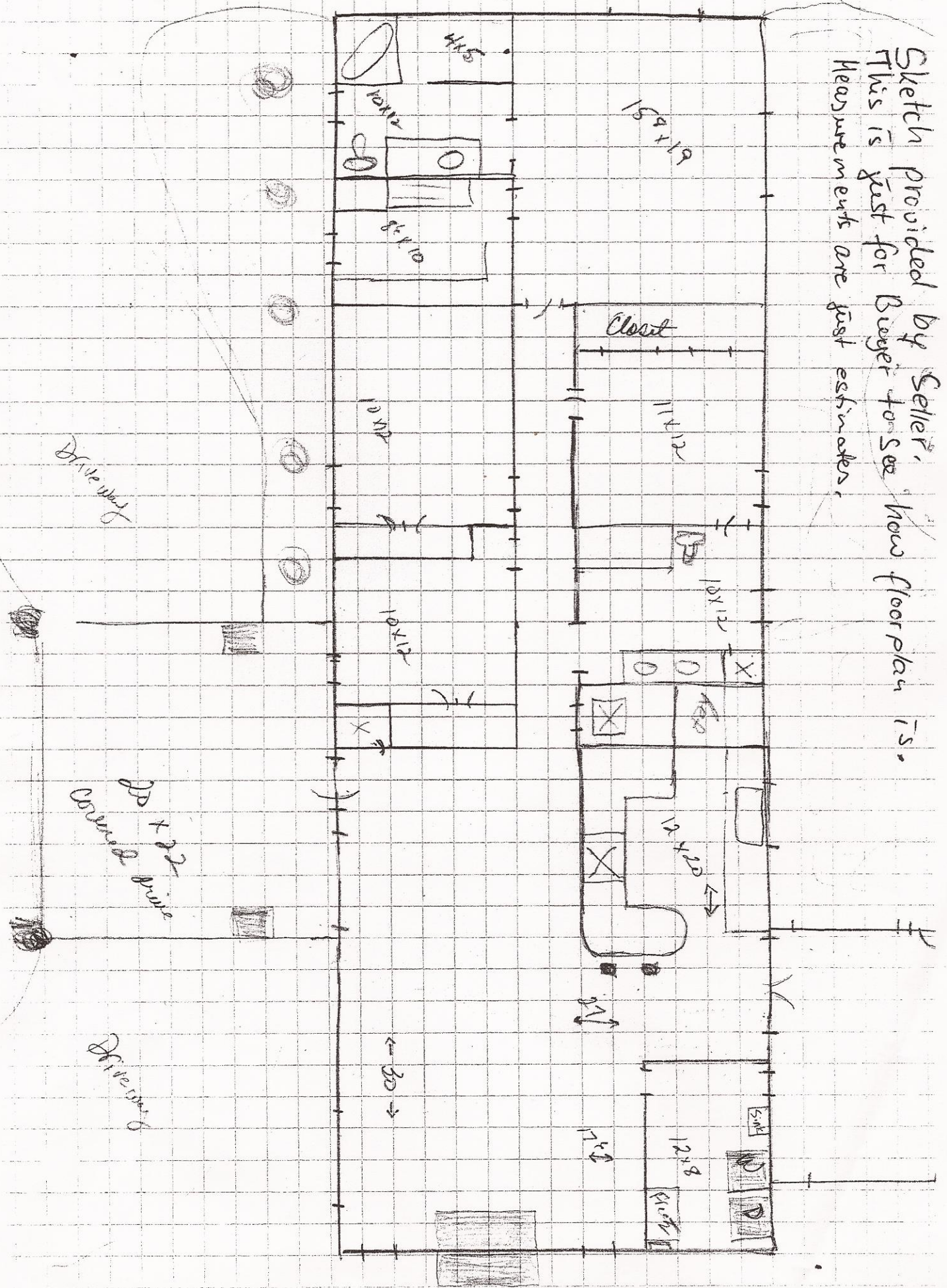
FLOOD MAP

Property Address: 2580 E. OLD CLAYTON ROAD		File No.: [REDACTED]
City: DAISY	State: OK	Case No.: [REDACTED]
Lender: [REDACTED]		Zip: 74540



P.O. BOX 545, MCALESTER, OK 74502 918-426-4666 / 918-426-4940

Sketch provided by Seller.
 This is just for Buyer to see how floor plan is.
 Measurements are just estimates.





Kiamichi Mountain View-Delightful Interior -Fantastic Kitchen

Welcome to this **Inviting & Remodeled**, 4 Bedroom, 2 Bath Ranch-Style Home built on a slab floor, featuring 2478 SF Living, wood-burning fireplace, rustic designed sunroom with view to the land of approx. 7 acres, stone patio, shop, storage and more. Located off Highway 43 toward Clayton, Ok, this property lays in the Community of Daisy, Ok.



If you enjoy water-sports, fishing, boating, fun-time out; then you may want to visit Sardis Lake area, Hugo Lake/State Park, Mc Gee Creek Lake in Atoka or go up to the Quachita National Forest, Talihina Area for Trail Rides and Hiking or Tuskahoma for the Annual Indian Festival!

Note: Driving time to Savanna Army Depot is about 20 min. and to McAlester, OK 35 min.

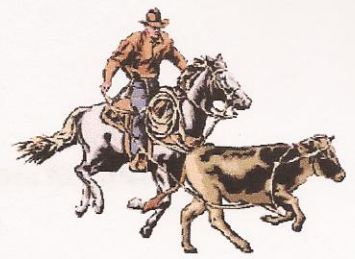
Let's talk about this great Country Property:

As you arrive at the property you will see the house **situated off the road with a long drive-way, crossing the cattle guard** at entrance. This exceptional home was built in 1994 and has been updated in the past years. A **new roof with composition, algae resistant shingles will be installed within the next few weeks.** Shingles have been already delivered and are on site! A survey will also be conducted within the next few weeks!

You will enjoy the convenience of the **portico drive-through in front of the house; constructed with wonderful brick & stone pillars, recessed lights with dimmer ability.** Ideal for those rainy days unloading kids and groceries! Simply park under the portico and step into the house!

The home features a wonderful open living/ dining combination floor-plan with a formal dining area, a breakfast nook area and also a kitchen breakfast bar. **The kitchen is certainly a "Cook's Dream".** All cabinets in kitchen and bathroom are **custom-built with red oak & magnetic door closing, pull-out drawers on top and bottom for your dishes,** stainless steel appliances including a side by side refrigerator with ice-maker, built-in microwave w/vent-hood, dishwasher, quality fixtures, recessed lighting and elegant light fixture over kitchen sink, dimmer-lighting ability, Self Cleaning & Speed Bake **with 5 Burners Kitchen Stove (Propane Gas)**, tiled backsplash, laminated counters, lazy Suzan's and more. **This kitchen was simply designed to make cooking enjoyable with comfort in mind!**

The open Living Room **features a beautiful stone designed, wood-burning fireplace with inserts and 3 blowers. This fireplace was constructed on a 3 foot deep and 4'x6' concrete slab!** The floors in living room, kitchen, hallway and other areas are **MOHAWK ENGINEERED, TONGUE & GROVE Floor** Covering. This room features also many Thermo Pane Windows with great view to the land in either direction!



Adjoining to this open living/dining area is a **sunroom or 2nd living area room**; accessible through French doors and designed in a welcoming, rustic look and fantastic **view to the Kiamichi Mountain**. This room is ideal to hang you hunting trophies or if you wish to décor with saddles and tack items making yourself a "Cowboy/Cowgirl" designed Room. It features wall space heater, ceiling fan and quality faux blinds. Now this extra room **also has a loft and an entrance to the back patio**; plus an entrance to the spacious utility room. The utility room offers built in cabinets, deep utility sink and tiled floors. Lots of room for freezers too!

Note: all plumbing was done with Flex-Lines, which are great for preventing pipes freezing up in winter time **AND there are two water heaters!** One is a **NORITZ "Top of the Line" TANKLESS Gas Water Heater with thermostat control** and the other is a traditional water heater, servicing the master bedroom suite.

The hallway bathroom is accessible from the hallway **AND** a Bedroom. This **cheerful bath features** tiled floors, quality faucets, a heat-fan with timer, and tub with tiled walls, linen closet, two sinks and thermo pane window with view to the Kiamichi Mountain.

Each bedroom has **ample of closet space** with quality door handles and cheerful color theme!

The exquisite Master Bedroom Suite was designed with elegance, space and absolute comfort in mind. French Doors, which have inserted Blinds leading to the adjoining native stone patio and this room also features many windows with magnificent view to the land and mountain. **The walk-in, oversized closet offers built in shelves and dividers; simply a person's dream of closet. The elegant, tiled bathroom is spacious and has a beautiful, warm earth-tone color theme with garden tub, tiled areas for candles or décor AND AN OVERSIZED SHOWER with tiled floors and walls.**

Let's talk about the outside: the land features level and slightly slopped terrain with sandy loam, Bermuda and one pond! Due to the fact of this heat drought the pond is dry! Now; I'd say this is a perfect opportunity to **take advantage off to make the pond bigger and deeper!** Take the negative of dry pond making it into a positive and dig deeper and wider!

Nearby the **native stone patio is also a hand-built BBQ Pit**, made with native stone from the land; just like the patio stone.

The metal , 36'x24'shop building is well structured, is piped for a wood stove and also comes with a Twin Cylinder, Single-Face Compressor, which has 30 gal. Capacity. The shop also features 10ft. sliding doors and side door entrance. **Adjoining is a horse stall with electricity and opening for air.**

Do you have dogs? If so, your loved pets will enjoy this **very large dog pen with dog house!** Ample of space to run and exercise! **Enjoy gardening?** How about fruit trees and a 16'x8' garden spot? This property offers that as well! **In addition to that is another 16'x16'x8', well built storage building with attached 16'x12' lean and concrete floors by the overhang.** This area would be ideal to park passenger cars, make stalls or park you 4-wheelers.

Utility Providers: Public Rural Water from Stringtown, Kiamichi Electric, Propane (McGraw Propane Company in Antlers)

This property is suitable for all type of loans! From Conventional, FHA, VA, Rural Development Loan Program; it will pass all of the above! It will be shown by appointment with advanced notification! There is no Owner Finance available! Please have your pre-qualification Letter from your Lender ready! Thank you.

Any questions; feel free to e-mail me any you may have. Thank you.



Silvia Ansell
"An Energetic Realtor"
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