



5094 TOWER DRIVE | LAKE TEXOMA

**ONE-OF-A-KIND LAKE
FRONT PROPERTY**

4+ ACRES | KINGSTON, OK
OFFERED FOR \$4,950,000

PRESENTED BY

ROGERS HEALY AND ASSOCIATES



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LIVE, ENTERTAIN AND RELAX IN THIS COUNTRY ESTATE. WITH ALMOST 10,000 SQUARE FEET OF INTERIOR AND EXTERIOR LIVING SPACE, THIS PROPERTY IS SITUATED ON 4+ ACRES OF HILLTOP AND WOODLANDS, OVERLOOKING A BROAD SANDY BEACH, WATER FRONT TO LAKE TEXOMA. THIS PROPERTY, LOCATED IN A GATED COMMUNITY ON A PRIVATE ROAD, COMES COMPLETE WITH WATER WELLS, COUNTY WATER AND FULLY IRRIGATED LAND. INCLUDED WITH THE SALE OF THE PROPERTY IS AN ADDITIONAL, BRICK, CARETAKER'S HOUSE AND A LARGE, METAL STORAGE BUILDING FOR LAKE TOY'S, TRACTORS, GOLF CARTS OR ADDITIONAL VEHICLE STORAGE. THIS ARCHITECT DESIGNED HOME WAS CREATED FOR GRAND AND CASUAL ENTERTAINING AS WELL AS LAID BACK FAMILY LIVING.



THE VIEW OF THE LAKE FROM THE
MAIN HOUSE AND THE FOUR
BEDROOM - FOUR BATHROOM GUEST
HOUSE, IS AND WILL ALWAYS BE,
UNOBSTRUCTED.

ONE OF THE FINEST VIEWS, IF NOT
THE FINEST VIEW ON THE LAKE.



The centerpiece of the property is a 5,600 sq. ft. main house with its own 80' tower room for watching the breathtaking sunsets and moon-rises; enjoy unobstructed lake and woods views from every room! The main house features a chef's kitchen complete with luxury stainless steel appliances and a subzero wine storage refrigerator. On its lower level, find a cinema quality media room replete with pool table and a 22' shuffleboard table. The lower level additionally includes a 750 sq. ft. garage and workshop area. The tower, second floor, main floor and lower level are connected by stairs and a reliable, commercial grade Otis elevator. Seven geothermal HVAC systems provide efficient, effective heat & cooling. Next door, a spacious lanai is perfect for an entertaining/gathering space or outdoor cooking.



Adjacent to the main house is a 2,600 sq. ft. guest house that provides an additional four bedrooms, four baths and two large living areas with kitchenettes. Featuring separate entries, the guest house also includes a private gallery overlooking the lake. An in-ground spa, oversized galleries and porches connect these property structures like an Italian hilltop village. The location is secure, and private, providing direct access to Lake Texoma.



MAIN HOUSE | 3 STORIES
5,600 SQ. FT.

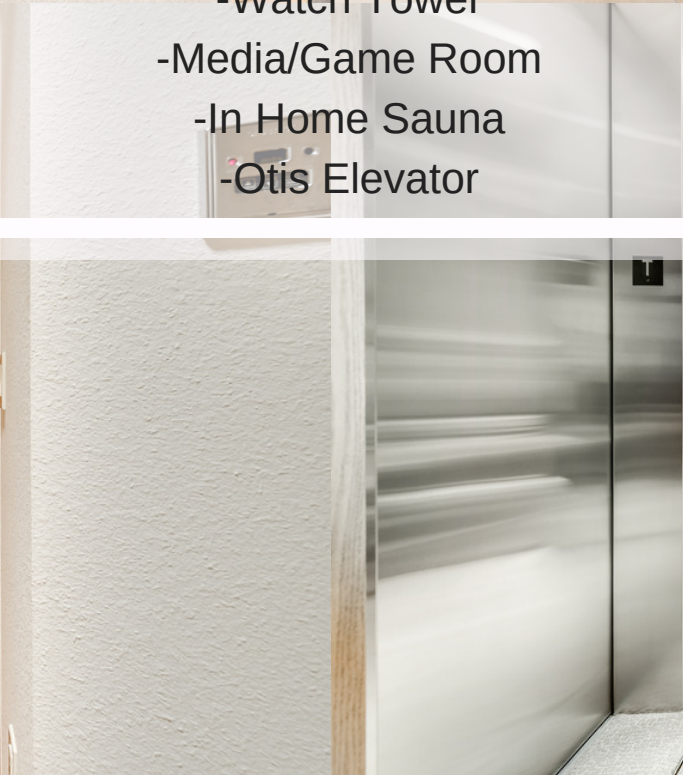
- Master suite
- Guest suite
- Loft Library
- Kitchen
- Dining





MAIN HOUSE | 3 STORIES
5,600 SQ. FT.

- Watch Tower
- Media/Game Room
- In Home Sauna
- Otis Elevator





GUEST HOUSE | 2 STORIES 2,600 SQ. FT.

- 4 Bedrooms
- 4 Bathrooms
- 2 Eat-In Kitchens
- 2 Living Rooms





*WITHIN SIGHT OF THE MAIN PROPERTY IS A 1,600 SQ. FT., BRICK, CARETAKER'S COTTAGE AND JUST UP THE HILL, OUT OF SIGHT BUT WITHIN AN EASY STROLL, IS A 1,000 SQ. FT. METAL STORAGE BUILDING.



RESIDENTIAL HOME

Well built, brick house

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Living/Dining Room
- 1,611 Sq. Ft.

METAL BARN

- 40ft X 30ft
- Out of sight from the main house but a short walk from it.
- Great for storage of boats, water toys, tractors, additional vehicles or whatever equipment is needed for a family to enjoy this spectacular location



5094 TOWER DRIVE | FEATURES AND AMENITIES

- Inclusive of 4.26 acres
- The property is located inside a gated community, providing the homeowner with privacy and security.
- Concrete over slab foundation
- All stonework for the home was custom and cut on-site
- World class sound and lighting system in the Game/Theater Room
- Sim two projector located in the Game/Theater Room
- Kitchen located in the main home features top of the line stainless steel appliances, and a large built-in wine fridge.
- Three Geothermal Systems
- Otis Elevator
- Hot Tub
- Exterior Insect Misting System
- Screened in Patio Porch
- Wrap around balconies with views of Lake Texoma
- Watch tower with panoramic views of Lake Texoma
- Four water wells feed a sprinkler system covering virtually all of the property.
- The current owner uses Marshall County water for the houses, but the wells have provided water for it in the past.

5094 TOWER DRIVE | OVERVIEW

MAIN HOUSE: 3-Stories, 5,600 Sq. Ft.

1st Level

- Game Room/Theater Room with a world class sound system
- Full Bathroom
- Steam Room

2nd Level

- Master Suite
- Kitchen
- Dining
- Living
- Half Bathroom
- Laundry Room

3rd Level

- Guest Suite
- Loft Library

Viewing Tower

- Half Bathroom
- To be used as a game room or TV room - providing a panoramic view of Lake Texoma

5094 TOWER DRIVE | OVERVIEW

A large, two-story house with a prominent tower and a covered porch, set against a twilight sky with trees in the foreground. The house has a mix of stone and siding, with arched windows and a covered porch area. The tower has a balcony-like structure. The porch is covered with a dark frame and has a stone base. The house is surrounded by greenery and trees.

GUEST QUARTERS: 2-Stories, 2,600 Sq. Ft.

1st Level

- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Living
- Dining

2nd Level

- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Living
- Dining