

Listing No. 8280

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 2166 SW 232nd 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 2016 and it contains approximately 1874 square feet of heated and cooled living space with 3 bedrooms and 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 cedar siding and rock work. The roof is covered in low maintenance 26-gauge copper 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 28 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 covered with high end rustic wood flooring. This room has



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several windows to provide natural lighting. There is a set of stairs on one end of the room leading to the upstairs master bedroom and study area. This room is open to the kitchen area and dining room area.

Kitchen: 11 feet x 13 feet – Custom built solid wood cabinets, granite counter tops, under cabinet recessed counter top lighting, undermount stainless steel sink with oil rubbed bronze faucet and bar area with room for two stools. The floors are covered with ceramic tile. The kitchen will come furnished with a GE dishwasher, GE refrigerator, GE microwave and GE electric kitchen stove.

Dining Room Area: 13 feet x 10 feet – This room is open to the kitchen and living room. The floor is covered in high end rustic wood flooring and the walls are textured sheetrock and the ceiling is vaulted and covered with tongue and groove white pine. There is a sliding vinyl glass door that opens to the covered porch area at the side of the cabin.

Front Porch: 10 feet wide x 46 feet long – The porch was constructed using maintenance free composite decking. There is wood railing around the perimeter and decorative metal bars. The front porch 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 10 feet) - There is a sliding vinyl door off the dining room area that opens up to the cover porch area. The porch was constructed using maintenance free composite decking. There are stairs and a flagstone rock walkway leading to a 12 feet x 14 feet flagstone rock outdoor patio area. The outdoor patio area would be the perfect place to install a hot tub or charcoal grill.

Upstairs Master Bedroom: 12 feet x 16 feet – This room has a dormer window with seating area below that provides a panoramic view of the lake. There is custom built in wood shelving and cabinets and the floor is covered with brown colored carpet. There is recessed lighting.

Master Bathroom: 13 feet x 12 feet – There are double undermount sinks with oil rubbed bronze faucets, granite counter tops, mirror and vanity light above each sink. There is a 6 feet x 6 feet walk-in tiled shower with bench seat and dual oil rubbed bronze shower heads. There are three 10" tall x 28" long windows near the ceiling for natural lighting. There is also a 5.5 feet x 6 feet enclosed area with toilet and wall shelving on one side.



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Downstairs Bedroom #2 and Bedroom #3: 9.5 feet x 16 feet – The bedrooms have brown colored carpeting and recessed lighting in each room. Each bedroom has a 2.5 foot x 6.5 foot closet with shelving.

Downstairs Bathroom #2: 5 feet x 12 feet – There are double undermount sinks with oil rubbed bronze faucets, granite counter tops, mirror and vanity light above each sink. There is a custom built shower/tub with ceramic tile. There is a toilet and wall linen storage area. The floors are covered in ceramic tile.

Laundry Room: 7.5 feet x 10 feet – This room has washer and dryer hook-ups, shelving and wall cabinets. This room houses the Trane air handling unit.

Upstairs Library/Study Area: This area overlooks the living and dining room area. There is custom wood railing around two sides and built in custom book cases on one wall. The floors are covered in high end rustic wood flooring. The ceiling is rustic tongue and groove white pine.

Land: The cabin sits on lot 68 of the Saddle Gap Ranch Development and contains 2.67 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 39. 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/24866384?adults=1&source_impression_id=p3_1579055307_BinlPm%2FM3o4HvfCo&s_tag=2bcDnRh2

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 are provides many recreational opportunities for hunting, fishing, boating, camping and biking just minutes away. There is already an



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established customer base if the new owners are interested in a rental income stream.

Price: \$299,000

Property Taxes: \$1,703 paid in 2019

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