



16965 County Road 3534 Ada, OK 74820

**\$949,000**

### Quick Facts:

- 3,758 sq. ft.
  - Additional 685 sq. ft. apartment
  - 3 bed/ 3.5 bath
  - 7.05 acres
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### House Features:

Entire home features alderwood crown molding, professional blinds, casement windows with side-open ex-clad Jeld-Wen removable screens, and granite countertops throughout. Home also includes a water softener, security system, gutters, 30-year shingles, and piers drilled by Ram Jack during construction.

#### Kitchen

- refrigerator
- double oven
- 6-burner stove
- dishwasher
- two islands
- granite countertops
- double sinks
- ice maker
- pantry

#### Living Room

- built-in entertainment center
- large floor-to-ceiling rock fireplace
- floor outlets
- double french doors to patio/pool area
- built-in sound system throughout
- living room and patio area

#### Patio

- inground pool with diving boards
- basketball goal
- built-in sound system

#### Master Bedroom

- exterior door
- large walk-in closet
- large walk-in safe room
- TV wall mount
- recessed ceiling

#### Master Bathroom

- jacuzzi tub
- double sinks
- private toilet room
- walk-in shower

## Bedrooms

- two carpeted bedrooms upstairs
- extra attic storage off one bedroom

## Bathrooms

- two bathrooms upstairs
- built-in storage
- shower/tub combo
- walk-in closets

## Craft Room

- four desk areas
- granite countertops
- large island
- top and bottom cabinets
- built-in ironing board

## Exterior

- brick
- covered front and back porches
- property is fenced

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## Additional Features:

### Apartment

- living room
- kitchen with pantry
- bedroom
- bathroom
- utility room
- refrigerator included
- pool table included
- air hockey included
- couch and chair included

### 30x30 Barn with 12x30 Lean-to

- concrete floors
- electric
- feed room
- fenced-in area outside

### 38x30 Shop Building

- overhead door
- XXL overhead door for RV or tractor
- walk-thru door
- electric
- water
- shower area

\*all buildings feature gutters

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