11555 W Industrial Rd

Guthrie, OK 73044

$1,250,000

* 4,028 sq ft home
* Almost 1,000 sq ft of outdoor living space
* One owner built in 2009
* Roof 2019
* 34 acres MOL (lots of Fruit tree and Oak trees)
* 2 ½ acre clear spring fed pond with Blue Gill and tons of Large Mouth Bass
* Well water (no water bill)
* Aerobic septic system (new aerator just installed and tank pumped in last 2 years
* Woodburning fireplace vented and can heat lower level
* Chicken Coop
* 30 x 40 Shop w/ electric and concrete flooring. Office area in shop has internet and AC! Tack room
* Lean to off shop
* Loafing shed
* Home is wired for whole home generator
* 3 HVAC Units (2 down 1 up)
* Surround sound wired upstairs but not hooked up. Surround sound in living is working
* Kitchen has 8 burner gas range w/ pot filler
* Walk-in pantry
* Concrete countertops
* 20 ft ceilings in living
* 4 bedrooms (Master bedroom is downstairs)
* 3 full baths 2 half baths
* Master bathroom has a BRAND-NEW walk-in shower, two walk-in closets and a two person jetted tub
* Laundry room has dog shower
* Wrap around porch on lower level and second level
* Outdoor firepit

**Downstairs**- Living, kitchen, master bedroom, laundry room, 2 half baths, full bath

**Upstairs**- Two guest bedrooms, optional 3rd bedroom or study (built-in can be removed) Bonus room, full bath

No minerals to be conveyed.

Property could easily be split for multiple home sites.

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**Krista Martin, Realtor**

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