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# World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

## Eufaula Home and Five Acres

## \$329,000.00



Tremendous REMODEL! The owner has just finished a massive remodel adding granite counter tops throughout, painted the cabinets, added new faucets, tub/showers, appliances, paint and door hardware. Located just one-half mile from Eufaula Lake the property features a three-bedroom two-bathroom brick home. The home contains about 1568 square feet of living space plus a two-car attached garage. The main bedroom has a walk-in closet and full bathroom. There is a laundry room with upper cabinets, pantry, and room for a chest freezer. The house also has a covered patio for outdoor living options. A new metal roof and exterior paint were completed within the last three months along with several other upgrades throughout the home. Central heat and air with a backup propane space heater provides year around comfort. A propane tank provides gas for the cookstove and backup propane space heater. The house sits back off of the paved county road. The land is fairly level, all open and in good grass. The five acres gives you some elbow room as well as the options to raise your own vegetables, chickens, or livestock. Porum Land with marina is 2.25 miles from the property allowing you to be on the water in no time. Eufaula Lake is known for it's exceptional bass and crappie fishing, boating and watersports. Many restaurants offer a wide variety of fare. Within 1 mile of the home there is a convenience store, fire department, and restaurants. There is also

### Property Highlights

**Acreage:** 5 Acres

**Location:** 1/2 mi from Eufaula Lake, 21 miles to Eufaula

**Closest Town:** Eufaula

**Access:** Paved county road

**Topography:** Mostly flat, open pasture

**Improvements:** Home, Propane tank, pond

**Home Sqft:** 1568

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda grass and native grasses

**Water:** One pond

**Wildlife:** Deer and turkey

**Utilites:** Electric, septic, water

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