



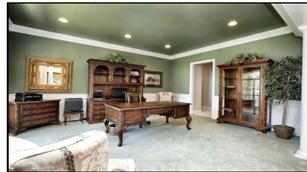
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Vian Lake Estate 120-skb

\$950,000.00



Beautiful custom home overlooking Vian Lake, foothills and valleys. With about 3,800 sq. ft. of living space and an over-sized 4-car garage, this beauty will impress your most discerning critics. Appointed with top of the line amenities such as exotic 3 cm granite counter tops, massive crown moldings, dental moldings, upscale windows and doors, beamed cathedral ceiling in the living room with fireplace, copper sinks, large granite shower, and many appealing architectural design features. This home was designed for the discerning home owner who appreciates quality and beauty. The home features a large living area adjacent to the kitchen dining area and partitioned by a half-wall and columns, allowing for connectivity but with a defined space. The large kitchen is a dream with double sink, prep sink, large walk in pantry, oven, cook top, dishwasher, ice maker, microwave and custom refrigerator with cabinet door covers. The master suite is over-sized, and sports an amazing bath with jetted tub, large granite shower, and double vanities with marble counter tops. (See Amenities List for complete details.) The home is sited on a majestic hill overlooking Vian lake, the valleys to the south and foothills in the distance. An impressive brick gated entrance sets the tone for winding concrete driveway that meanders through the large hardwoods to the home nestled at the top surrounded by trees. An outdoor living area allows for relaxed times watching the wildlife, and

Property Highlights

Acreage: 120

Location: 1 hr. 20 min. SE of Tulsa, OK

Closest Town: Vian, OK

Access: State HWY and paved driveway

Taxes: \$8057.24/year

Topography: Beautiful rolling hills

Improvements: Custom home, fencing, paved drive

Bedrooms: 5

Baths: 4

Wildlife: Whitetail deer, turkey, squirrels, dove, etc.

Utilities: Electricity, Septic, propane tank

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