

# 14802 E HWY 64 S

Built in 1980 (AP) | 2.65 Acres 2,869 Sq. Ft. | 3 Beds | 2.5 Baths | 6 Car Garage

## Upgrades & Bonuses

### GENERAL

- Eligible for USDA 0% downpayment loan (buyer to do due diligence)
- 2 Living areas
- One level home
- 2.65 acres
- Storm shelter inside home
- Security system owned (write in offer to request)
- Remodeled in 2018
- Plantation shutters throughout
- Floored attic space

### EXTERIOR

- Inground Pool with liner & slide
- Pool gazebo
- Pool house with 1/2 bath
- 2 RV parking spots (with 50 amp service, sewer ties to septic)
- Shed remains
- 24x40 Metal shop with AC/Heat
- Koi pond (fish to remain \*write in offer)
- Fenced section of yard

### OUTDOOR KITCHEN FEATURING

- Pizza oven, built-in grill, bartop seating, refrigerator, warmer drawer, trash can, sink, liquor bottle holder, condiment holder

### OUTDOOR LIVING FEATURING:

- Exterior brick fireplace, extended concrete patio, 2 areas for log storage

### ATTACHED GARAGE:

- Wet bar, ice maker, heated and cooled

### FOOD PRODUCING PLANTS INCLUDING:

- 30+ pecan trees, fig tree, 2 plum trees, peach tree, blackberry & raspberry bushes, butterfly bush, & garden

### ITEMS TO REMAIN

- Riding lawn mower, shed (exempt from inspections), outdoor fridge, garage ice maker, pool equipment & cleaners, trash compactor, kitchen ice maker, exterior palm trees, built-in exterior grill, Koi fish & pump/waterfall

### KITCHEN

- Granite counters
- 2 Convection ovens + stand alone oven
- Convection stove top
- Trash compactor
- Ice maker
- SS appliances
- Plantation shutters
- Butlers Pantry
- Extra deep drawers
- Soft close cabinets/drawers
- Built-in spice rack
- Bar Top Seating

### LIVING ROOM

- Updated engineered hardwood floors
- Updated lighting
- Plantation shutters
- Wood burning fireplace
- New Ceiling Fan
- Updated Chandelier

### PRIMARY BEDROOM/BATHROOM

- Private patio access
- French Doors
- Engineered hardwood floors
- Custom blinds
- Double closets with built-in shelves
- Granite bath counters
- New toilet
- Tiled floors
- 4 showerheads + rain fall shower
- Soaking tub

### GUEST BEDROOM

- Decorative wall decor
- Ceiling fans
- Engineered hardwood floors
- Walk-in closets
- Custom blinds

### HALL BATH

- Tiled floors
- Glass shower door
- Rain shower head
- Newer toilet

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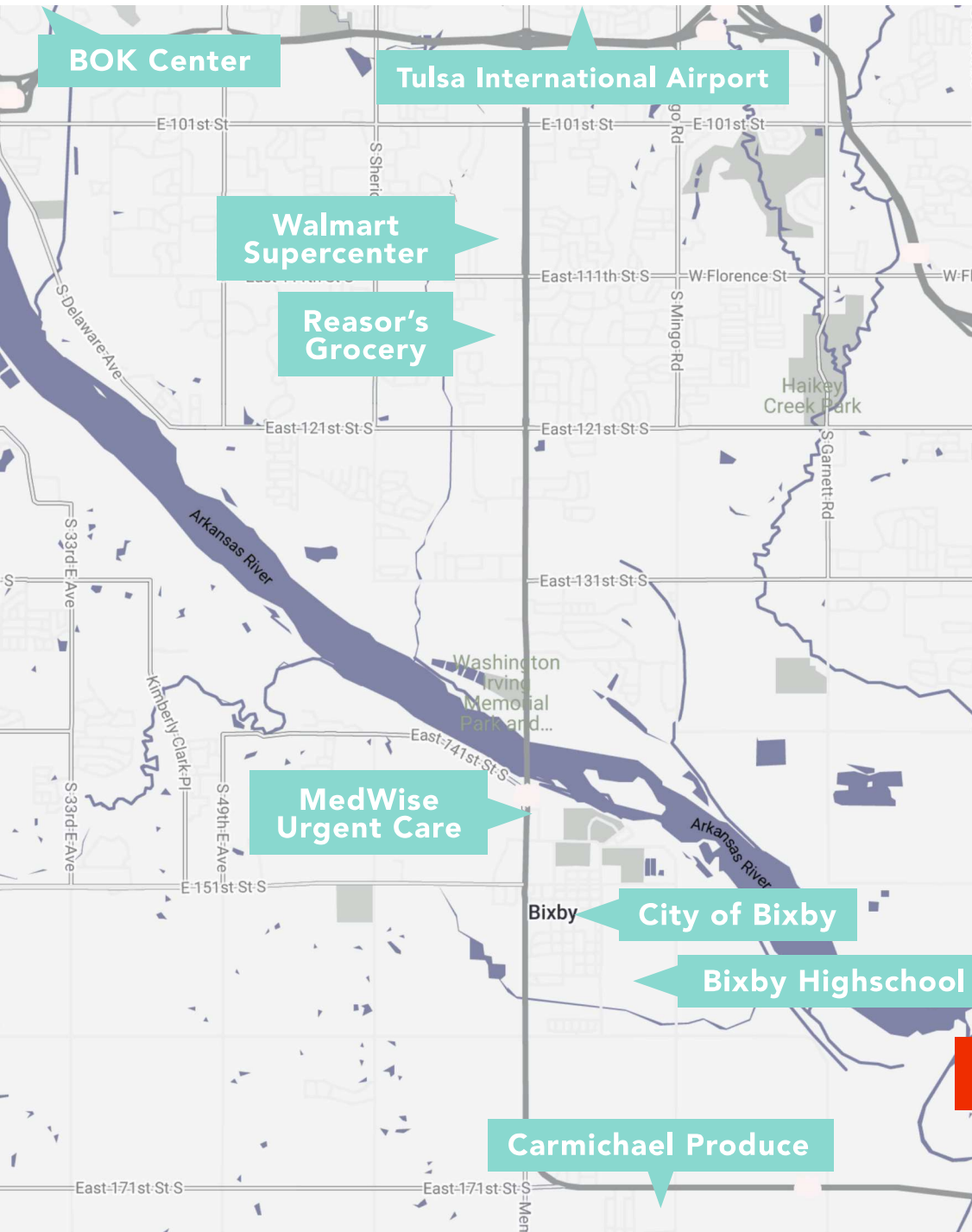
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## PERKS OF LIVING AT 14802 E HWY 64 S

**Carmichael Produce**  
5 min (3.4 miles)

**BOK Center**  
36 min (28 miles)

**Tulsa International Airport**  
36 min (28 miles)

**MedWise Urgent Care**  
10 min (6.5 miles)

**Walmart Supercenter**  
18 min (10 miles)

**Reasor's Grocery**  
17 min (10 miles)

**City of Bixby**  
9 min (6.1 miles)

**Bixby High School**  
10 min (5.2 miles)

\*\*All maps and times are per Apple Maps. Buyer to do due diligence and confirm

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Information is deemed reliable but not completely guaranteed. Buyer to verify all information.