

# 14802 E HWY 64 S

3 BED, 2.5 BATHS, 6 CAR GARAGE | TULSA CO UNPLATTED



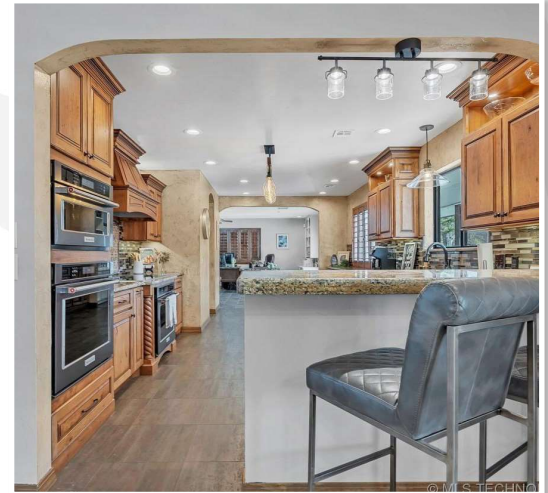
Discover this exceptional remodeled 1980s one level home set on 2.65 acres in the desirable Bixby School District. Offering 6 GARAGE SPACES, including four in a spacious detached garage, this residence blends classic charm with modern updates. Inside, find 2 LIVING AREAS and an updated kitchen equipped with DUAL CONVECTION OVENS, a standalone oven, trash compactor, BUTLERS PANTRY that is amazing, ice maker and GRANITE COUNTERTOPS. The home also features a FORMAL DINING AREA, updated engineered hardwood floors and plantation shutters throughout. Outside, enjoy both COVERED FRONT & BACK PATIOS where you can take in views of the garden and koi pond. The 24x40 SHOP IS HEATED AND COOLED, there is a 2 RV PARKING SPACES with 50-amp service, a shed, A SAFE ROOM, and a heated and cooled attached garage complete with tons of cabinets & storage and an ice maker. The backyard is exceptional, with so many amenities. There is a POOL HOUSE with a half bath, an OUTDOOR LIVING SPACE, and a kitchen complete with a PIZZA OVEN, fireplace, built-in grill, bar top, fridge & sink - perfect for entertaining. Adding to the charm, this property boasts a koi pond and over 38 pecan trees, fig, plum, peach, blackberry and raspberry trees and bushes. This expansive property invites you to enjoy tranquil country living just minutes from modern conveniences, offering a unique blend of luxury and natural beauty. Don't miss your change to make this retreat your own.



TULSA CO UNPLATTED  
Built in 1980 - 2.65 Acres ad 2,869sq. ft.



Welcome to this exceptional living area. Large open plan with updated flooring, lighting and plantation shutters.



Open floor plan with bar top seating, granite counters, tons of storage including utensil pull-out drawers, spice rack, pan divider, and deep drawers with soft-closer hinges. This kitchen also boasts dbl convection ovens (one converts to microwave) and another stand alone oven.



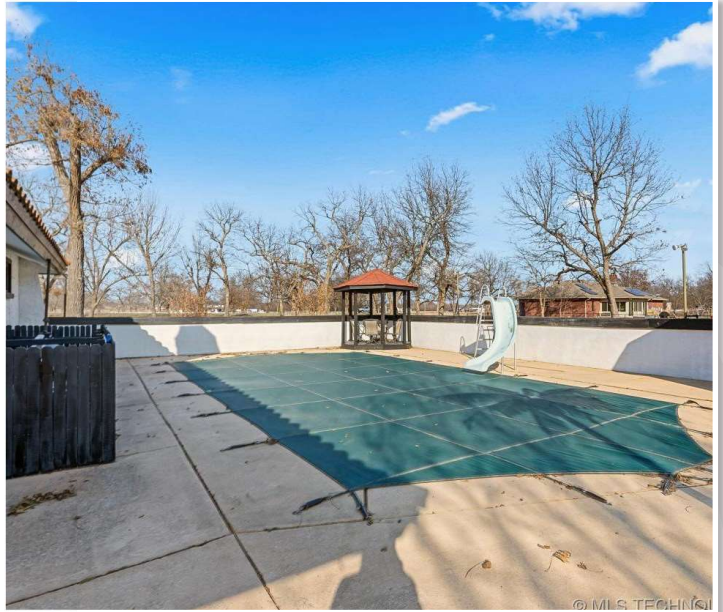
The primary bedroom suite is an excellent space with french doors to access the front patio areas, updated flooring, ceiling fan and its own private bathroom. The bathroom features dbl closets, updated vanity, separate shower and tub and tiled flooring.



Below pictured is the second living space complete with a wood burning fireplace, plantation shutters, built-in shelves and access to the large back patio & koi pond.



Situated nicely on 2.65 acres this home also boasts many outdoor amenities such as the outdoor kitchen, complete with pizza oven, built-in grill, sink, warmer drawer, fridge and more as well as an outdoor living area with fireplace and wood storage, then you will also find the stocked koi pond, shed (exempt from inspections) and a detached 4 car garage. There is also an inground pool along with a gazebo for shade and a 1/2 bathroom for use while utilizing the pool.



Soak in the sun on your freshly painted front or back patio. This backyard is partially fenced to keep animals and kids safe. There is also a variety of producing trees such as pecan, peach, pear, fig, raspberry and blackberry and more! Make this dream home your home today!

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## 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 to remain
- 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:

- 38 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 fridge, pool equipment, cover & cleaner(s), 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

### LIVING ROOM

- Updated engineered hardwood floors
- Updated lighting
- Plantation shutters
- Wood burning fireplace

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## Upgrades & Bonuses

### 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

### HALL BATH

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

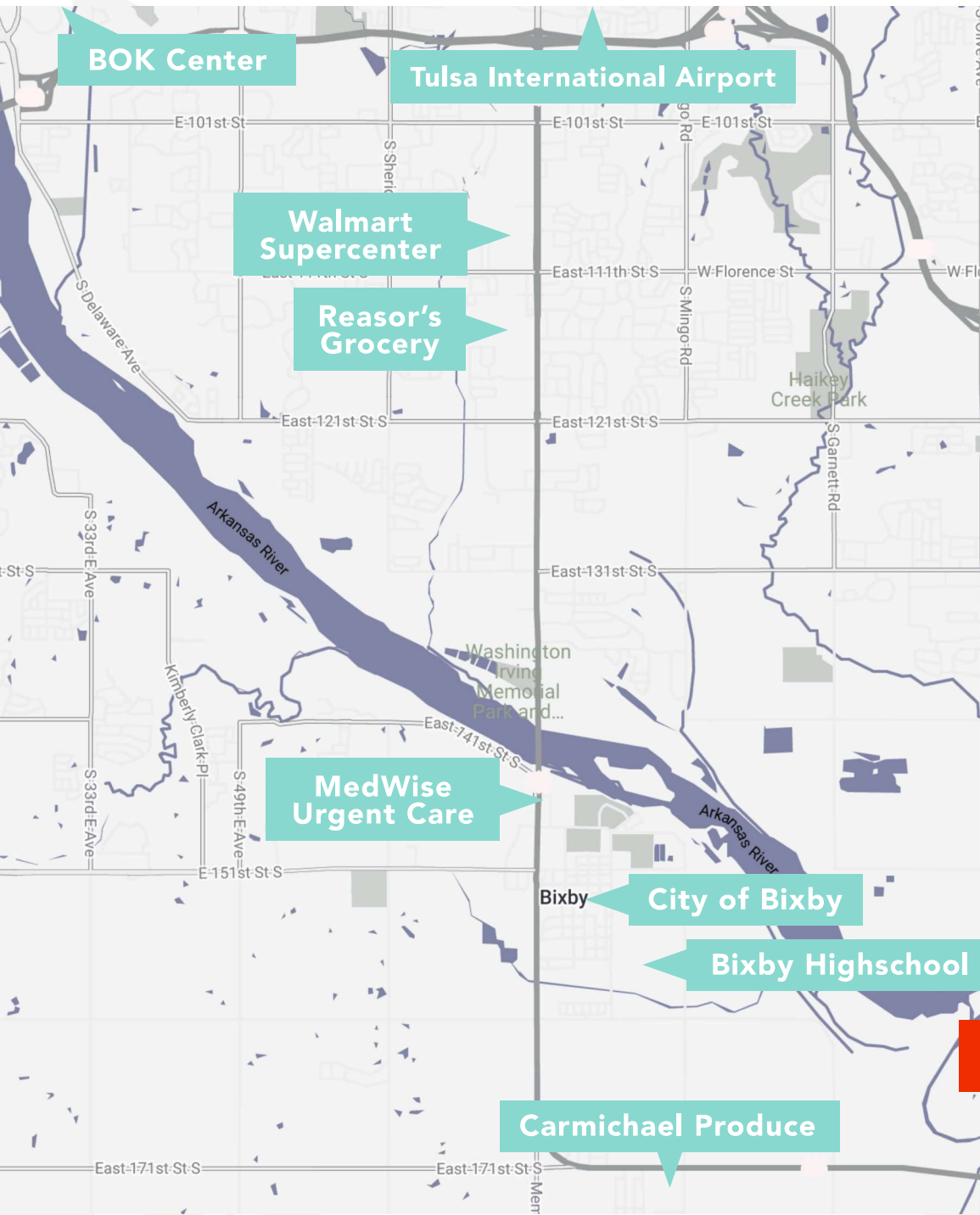
### GUEST BEDROOM

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

**TIFFANY**  
*Johnson*  
H O M E S

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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)

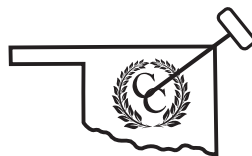
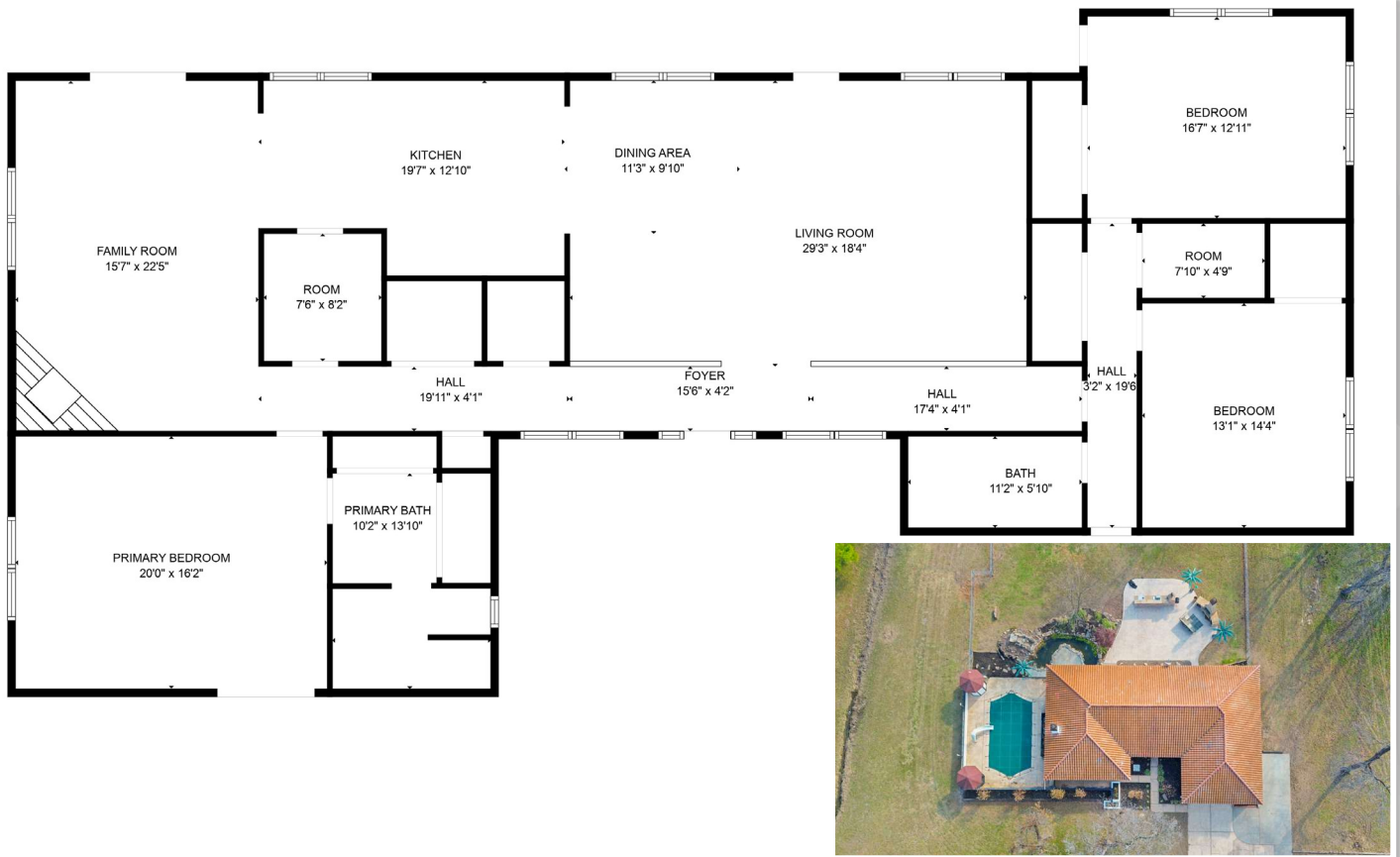
\*\*All maps and times are per Apple Maps. Buyer to do due diligence and confirm

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