

**710 W 40th Street**  
Sand Springs, OK 40

**CHINOWTH**  
**& COHEN**  
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**MLS# 2604715**



**\$410,000**

**3 Bedrooms | 2 Bathrooms | 2,092 Sqft**

Welcome to your dream home! This stunning 3-bedroom, 2-bathroom residence offers a perfect blend of elegance and comfortable living. As you step inside, you'll be greeted by the grandeur of high ceilings in the main room, creating an open and airy atmosphere. The open-concept design seamlessly connects the living area, dining space, and kitchen, making it ideal for both entertaining and everyday living. The home features beautiful wood floors in the living room and bedrooms, while the kitchen and bathrooms boast stylish ceramic tile. The kitchen is a chef's delight, complete with granite countertops and ample space for culinary creations. The master suite is a true retreat, featuring a luxurious bathroom with both a tub and shower, and a large walk-in closet that will satisfy all your storage needs. An extra bonus room provides flexibility for your lifestyle, whether you need a movie room, home gym, or playroom. The home also has an office for a quiet place to work. Step outside to the covered patio, perfect for enjoying morning coffee or evening gatherings, and enjoy the privacy of a fenced backyard. The neighborhood offers a serene pond with a fountain, visible from your front porch, adding to the charm and tranquility of the area. With walking paths and scenic views, this community is perfect for outdoor enthusiasts. Don't miss the opportunity



**Russell Ryker**

Chinowth & Cohen Realtors  
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