

**2425 County Road 1313**  
Blanchard, OK 73010

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& COHEN**  
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**MLS# 1213908**



**\$315,900**

**3 Bedrooms | 2.5 Bathrooms | 2,212 Sqft**

If you're looking for modern design, acreage, and a quiet setting without sacrificing convenience, this property delivers the best of both worlds. Tucked away at the end of a quiet dead-end street, this modern farmhouse-inspired home offers the perfect blend of privacy, space, and style on approximately 2.5 acres in the Blanchard School District. Step inside to tall ceilings in the living room that create an airy, dramatic first impression, with an upstairs loft overlooking the main living space, perfect for a second living area, office, or flex space. The open floor plan allows for seamless flow between the living, dining, and kitchen areas, making everyday living and entertaining effortless. The kitchen is both functional and eye-catching, featuring granite countertops, shaker-style cabinetry, statement lighting above the island, bar top seating, and stainless-steel appliances. The primary bedroom downstairs features an accent ceiling and walk-in closet. Primary bathroom includes a double sink vanity, walk-in shower, and standalone tub. Also downstairs is the powder bath for guests and the laundry room with ample cabinet space. Upstairs features a loft space overlooking the downstairs living area, perfect for a secondary living, office, or flex room. Two bedrooms upstairs share an updated bathroom. Outside, enjoy wide-open Oklahoma sunsets from



**Leslie Lynn**

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