

32075 Felts Lane
Afton, OK 74331

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& COHEN**
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MLS# 2619625



\$345,000

3 Bedrooms | 2 Bathrooms | 1,302 Sqft

Perfect location! Amazing opportunity! This beautifully remodeled Dutch Colonial home, nestled in the highly sought-after Duck Creek area, offers the best of both worlds- an active lake lifestyle and a private peaceful retreat. With no HOA, you'll have more flexibility, whether you're looking for a fulltime home, weekend getaway. or investment property. With an open concept living area, 3 spacious bedrooms & 2 baths it's Ideal for entertaining family and friends. Outside the large deck overlooking the water is the perfect spot to enjoy your morning coffee or unwind after a fun packed day on the water. A gentle slope leads down to the shoreline- great for fishing, swimming, or simply enjoying the view. The home sits on nearly a quarter-acre with relaxing views of Grand Lake O' the Cherokees. Whether you love boating or just want a quiet escape, this home has something for everyone. Located just minutes from marinas, boat rentals, shopping, dining, night life, Cherokee Yacht Club and the famous Shangri-La Resort on Monkey Island. Since 2021, nearly every aspect of this home has been thoughtfully updated, making it move-in ready and perfect for enjoying the lake life Immediately. New roof 2021 Hardie Board & Batten siding Windows replaced (except the garden window) Extra Insulation for comfort Durable LVP flooring downstairs and



Deb Cramer

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