

3620 W Beech Avenue, 73533
Duncan, OK 73533

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MLS# 1217897



\$1,600,000

5 Bedrooms | 3.5 Bathrooms | 6,686 Sqft

An equestrian lover's dream awaits on 37.24 stunning acres in Duncan, Oklahoma, complete with a private lake, scenic creek, gated entry, and white vinyl fencing. This exceptional property blends luxury living with premier horse facilities, offering a rare opportunity for both recreation, entertaining and functionality. The expansive 6,509 sf home features 5 bedrooms, 3 full and 2 half baths, multiple living and dining areas, a dedicated office, and a fully updated chef's kitchen with granite countertops, double ovens, icemaker, beverage fridge, butler's pantry, and wet bar. Thoughtful upgrades include oak flooring, steel beam construction, a 2016 renovation, 2019 roof, 2025 whole-home Generac generator, laundry rooms upstairs and downstairs, theatre room with surround sound, sunroom, central vac, and a 3-car garage with climate control and premium epoxy coated floor. Attached 1,567 sf guest house offers private living with full kitchen, bedroom, bath, laundry and poolside access. Outdoor entertaining is unmatched with a 20,000-gallon in-ground pool with a 10' deep end and a 4' shallow ledge, a diving board, outdoor fireplace, fully equipped outdoor built in kitchen, and covered pergola surrounded by professional landscape lighting. Equestrian amenities include a 45x75 barn with 5 oversized stalls attached to individual runs with covered



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For full listing details, please scan:

