

**422865 John Hope Franklin
Boulevard, 74426
Checotah, OK 74426**

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MLS# 2615083



\$179,900

3 Bedrooms | 1 Bathroom | 1,144 Sqft

This charming lime-washed brick home blends timeless character with the ease of simple country living. Situated on a full acre, the property provides ample room to get creative, expand, or simply enjoy the open space. Classic wood shutters and a peaceful setting create an inviting atmosphere ideal for relaxing or raising a family. The home features a septic tank with an aerobic system, a convenient carport, and an additional storage shed. Outdoors, thoughtful touches such as a tire swing and a playhouse add warmth, personality, and a welcoming sense of home. Located within the Checotah Public School District and just minutes from Oktaha Schools, the property offers excellent proximity to educational options. Everyday essentials are easily accessible as well, with Walmart and local conveniences only a 7-10 minute commute away. Residents will appreciate the home's prime location, perfect for commuters and weekend adventurers alike. Whether enjoying a light stroll through downtown Checotah, visiting the nearby sports complex, or taking a short 15 minute drive to beautiful Lake Eufaula, recreation is always close at hand. Easy highway access also places Fort Smith, Shawnee and Tulsa approximately an hour away. This home offers an ideal blend of privacy, convenience, and recreational opportunity.



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