

**701 W 41st Street**  
Sand Springs, OK 41

**CHINOWTH  
& COHEN**  
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**MLS# 2527712**



**\$425,000**

**4 Bedrooms | 2.5 Bathrooms | 1,565 Sqft**

YOU'VE HEARD OF WANTING 5 ACRES IN DOWNTOWN DALLAS. HOW ABOUT 2+ ACRES OF AGRICULTURAL LAND - IN THE HEART OF PRATTVILLE? THIS PROPERTY IS NOT INSIDE CITY LIMITS! THAT MEANS BRING YOUR HORSES, YOUR MINI COWS, GOATS AND FLUFFY CHICKENS! LET THE KIDS RUN FREE OUTSIDE IN THE DOUBLE FENCED YARD. ENJOY THE FREEDOM AND JOYS OF OUTSIDE FARM LIFE BUT WITH A FRACTION OF THE WORK. THIS COMPLETELY UPDATED 4 BEDROOM 2.5 BATH HOME, IS READY FOR ITS NEXT CHAPTER. EVERYTHING HAS BEEN DONE! NEW LAYOUT, NEW TRENDY MOODY ORGANIC MODERN FARMHOUSE VIBES, YET NUETRAL ENOUGH FOR ANY STYLE. ALL NEW KITCHEN CABINETS, COUNTERTOPS, HARDWARE AND BRAND NEW APPLIANCES. ALL NEW MASTER BEDROOM WITH ENSUITE BATH, CLOSET SYSTEM, TILE SHOWER AND HEATED TILE FLOORS! NEW CARPET, LIGHTING AND PLUMBING FIXTURES THROUGHOUT THE ENTIRE HOUSE. ALL NEW ENERGY EFFICIENT WINDOWS AND HVAC DUCTS. NEW ELECTRICAL, NEW INTERIOR AND EXTERIOR PAINT AND CEDAR SHUTTERS. TREE WORK HAS ALL BEEN COMPLETED AND SO MUCH MORE! OUTSIDE THERE'S ENOUGH LAND FOR A NEW SHOP OR REVIVE THE EXISTING SHOP TO MEET YOUR RANCH



**Robin Riley**

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