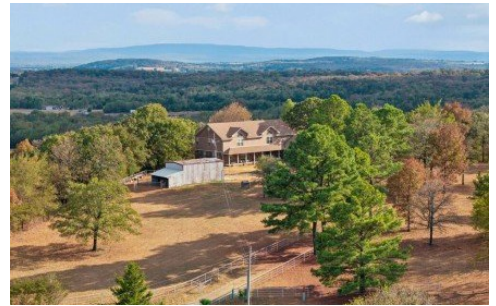


**30310 W County Road 1239 D, 74462**  
Stigler, OK 74462

**CHINOWTH  
& COHEN**  
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**MLS# 2633261**



**\$615,000**

**4 Bedrooms | 4.5 Bathrooms | 4,825 Sqft**

**SPACE, PRIVACY & 16.43 BEAUTIFUL ACRES!** This impressive 4825sq. ft. (CH) home offers 5 bedrooms, 4.5 bathrooms and room to truly spread out. The open living area creates a welcoming space for everyday living and entertaining, while the game room adds even more flexibility for family and guests. Upstairs, you will find a private office featuring beautiful built-ins perfect for working from home or creating a quiet study. Step out onto the back deck and take in the peaceful views overlooking the property, with 16.43 scenic acres and a pond providing a beautiful country setting. Additional features include newer HVAC, a newer roof and two hot water tanks, one serving each level of the home. Enjoy the space, privacy and peaceful surroundings of country living, all while remaining convenient to Stigler. This is a property you will want to experience in person. The exterior boasts a durable metal roof and full brick construction, ensuring both longevity and minimal maintenance. The home also has brand new windows. With ample space on the one-acre lot, the property offers endless possibilities for additional building or outdoor projects, all while enjoying the peace of country living just outside city limits. This home is move-in ready and eligible for all forms of bank loans, making it accessible for a variety of buyers. Experience the perfect



**Vicky Watkins**

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Chinowth & Cohen Realtors

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For full listing details, please scan:

