13974 S Broadway , 73034
Edmond, OK 73034

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MLS# 1256328







$425,000

3 Bedrooms | **2** Bathrooms | **2,858** Sqft

Rare Waterfront Setting on 1.36 Wooded Acres in Pleasant Oaks! Discover an extraordinary opportunity at 13974 S Broadway, where natural beauty, privacy, and breathtaking water views create a truly remarkable setting. Backing directly to a state-maintained 45-acre reservoir lake, this exceptional property offers a peaceful retreat surrounded by mature trees and picturesque scenery. Imagine evenings relaxing on the expansive tiled patio, enjoying spectacular lake views and the tranquility of your own private sanctuary. The remarkable setting provides a rare connection to nature, with beautiful seasonal scenery, peaceful surroundings, and an atmosphere that feels worlds away from the everyday. Inside, timeless elegance meets inviting comfort with formal living and dining rooms ideal for entertaining. The spacious great room showcases an impressive wall of windows framing the wooded landscape and water beyond, seamlessly connecting to the breakfast area. The beautifully updated kitchen features quartz countertops (2020), a center island, and double ovens (2026). The primary suite offers a luxurious escape with separate closets, a dressing area, and a beautifully remodeled bath (2022) featuring dual vanities, a dedicated dressing vanity, freestanding soaking tub, and spacious shower. A distinguished private study features two double-



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