

**10 E 31st Place**  
Sand Springs, OK 31

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& COHEN**  
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**MLS# 2529748**



**\$335,000**

**3 Bedrooms | 3 Bathrooms | 1,799 Sqft**

Country living with city convenience! This beautifully remodeled ranch sits on .5 acres (m/l) with a shop and only minutes from dining and shopping! New interior/exterior paint, roof, HVAC, pex plumbing, 200 AMP panel and fixtures throughout. Home has a split floor plan with 2 master suites. Newly added master has private bath with double vanity, new carpet, walk-in closet and access to laundry room. Second master has French doors to a private patio, beautiful hardwoods and a cedar-lined walk-in closet. Remodeled kitchen has plenty of storage, new quartz counters, appliances, pantry and bar area for add'l seating. Dining room with patio door for easy access to a large deck, perfect for entertaining! Refinished hardwoods, newer windows w/2" plantation shutters and custom built-ins in the living room would make a great reading nook or dry bar. Park-like backyard has 2 decks and plenty of room to roam! Sheds for extra storage and a 50 AMP panel off of patio should you want to add a hot tub. A 25x30 2-story shop with a concrete pad and 10 ft overhead door. Perfect for RV storage or installing a lift for mechanical work. Shop has a separate 100 AMP panel w/3 220 outlets and a mini-split to heat and cool. Side entry door for office area and a 18x20 carport. Fully fenced yard with drive gate. Owner/agent. This single family home located at 10 E 31st



**Kendra Sims**

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