

**12464 S 71st East Avenue**  
Bixby, OK 71

**CHINOWTH  
& COHEN**  
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**MLS# 2533408**



**\$512,000**

**4 Bedrooms | 3 Bathrooms | 2,640 Sqft**

Welcome to this beautifully maintained 4-bedroom, 3-bath modern farmhouse in the highly desirable Seven Lakes community. Situated on a prime corner lot, this 2,640 sq ft (CH) home offers both style and comfort with thoughtful upgrades throughout. Step inside to find rich hardwood floors flowing through the entire main level, including newly installed hardwoods in the spacious master suite as well as the spare bedroom on the main floor. The open-concept layout features a bright and inviting living area, a gourmet kitchen perfect for entertaining, and a large second living space upstairs with newly installed built-in bookshelves and entertainment center. Outside, enjoy meticulously landscaped grounds featuring premium Tahoma 31 Bermuda, newly added walkways, and upgraded landscape lighting. The garage features sleek epoxy flooring, adding both durability and a clean finish. This home is perfectly positioned in a kid-friendly neighborhood with access to a community pool, a walking trail, and top-rated Bixby schools. You'll also enjoy being just minutes from excellent shopping, dining, and everyday conveniences. This home combines comfort, style, and location all in one. Don't miss your chance to live in one of the most welcoming and family-oriented areas Bixby has to offer. HOA includes access to the community pool. This single family home



**Marianne McGehee**

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