

**315 Sw 13th Street**  
Oklahoma City, OK 13

**CHINOWTH  
& COHEN**  
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**MLS# 1186090**



**\$625,000**

**4 Bedrooms | 2.5 Bathrooms | 3,150 Sqft**

Experience the best of downtown luxury living with this modern residence perfectly situated along the Oklahoma River and just steps from Lower Scissortail Park. Offering both convenience and style this home places you within walking or biking distance of the city's most dynamic amenities via the iconic Skydance Bridge. Enjoy being less than a mile from Paycom Center, the OKC Convention Center, and an array of entertainment, dining, and cultural venues; truly an unmatched location for city living. Inside, the thoughtful three-story design combines contemporary finishes with functional comfort. The main floor welcomes you with a spacious living room, open-concept kitchen, and powder bath; an ideal flow for both everyday living and entertaining. Upstairs, the second level is dedicated to the private primary suite, complete with a modern en suite bath and generous closet space. This floor also includes a utility room and a flexible secondary bedroom or office option. The third level expands your possibilities with two additional bedrooms, a full bathroom, and a versatile bonus-game room that opens to a private balcony overlooking the Oklahoma River; a perfect spot to unwind with a morning coffee or take in the evening skyline. Outdoors, enjoy the rare advantage



**Karen Blevins**

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