

**1924 Boathouse Road**  
Edmond, OK 73034

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& COHEN**  
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**MLS# 1186658**



**\$484,800**

**3 Bedrooms | 3 Bathrooms | 2,339 Sqft**

Stunning McCaleb Home highly sought-after award-winning Orwell Floor Plan Designed with both relaxation and entertaining in mind this home combines timeless elegance with modern comfort Step outside through panoramic sliding glass doors into the expansive screened-in custom outdoor living area Complete with a wood-burning fireplace gas grill line and TV mount with hookups this space was made for year-round gatherings Inside the home boasts a spacious open-concept living room anchored by a stunning stacked stone fireplace flanked by custom built-in entertainment sideboards with integrated wiring for lamps and media equipment The chef's kitchen is an entertainer's dream featuring abundant counter space upgraded appliances a huge walk-in pantry Additional features include: Timeless 5-year-old white oak hardwood floors throughout both upstairs and down as well as Wood beams and shiplap accents in both living areas; Upstairs living room private bedroom full bath with tub-shower combo; Walk-out access to a spacious attic plus an additional pull-down attic in the garage; Generous closet and storage space throughout; 2-car rear entry garage with 8' doors plus a walk-in above-ground storm shelter The outdoor living space is truly exceptional; perfect for hosting holidays with



**Mandy Renee**

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