

Modern Rustic Ranch Home
23326 E 1330 Rd
Mountain View, OK 73062

\$315,000
5.110± Acres
Kiowa County



Modern Rustic Ranch Home
Mountain View, OK / Kiowa County

SUMMARY

Address

23326 E 1330 Rd

City, State Zip

Mountain View, OK 73062

County

Kiowa County

Type

Hunting Land, Single Family, Recreational Land, Residential Property

Latitude / Longitude

35.086736 / -98.827215

Dwelling Square Feet

2787

Bedrooms / Bathrooms

4 / 2.5

Acreage

5.110

Price

\$315,000

Property Website

<https://arrowheadlandcompany.com/property/modern-rustic-ranch-home-kiowa-oklahoma/86413/>



PROPERTY DESCRIPTION

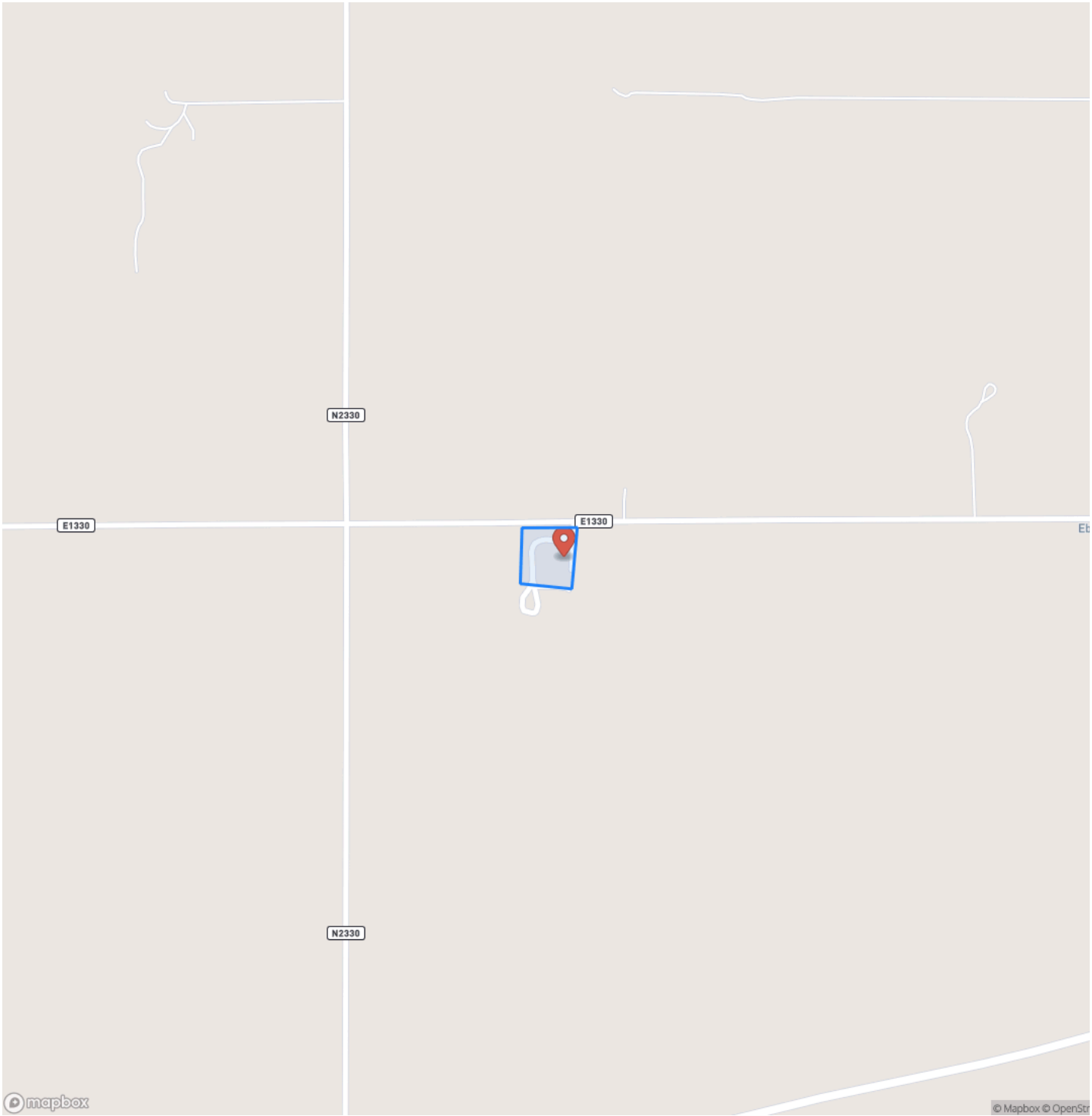
Take a look at this beautiful, Kiowa County ranch style home on acreage! This home is an ideal blend of tasteful rustic charm with a touch of modern style. Situated on just over 5 +/- beautiful, fenced in acres of country living, this property is going to check a lot of boxes! Everything about this home says ranch style, from the rock exterior and wooden porch posts to the metal roof and cedar siding. The very large yard is of lush, very well established bermuda grass with large trees dotted throughout. The exterior appeal is already very desirable as is but the possibilities are endless if an outdoor oasis is what you envision for your outdoor space. There is also a couple of acres already cross fenced on the east side of the property perfect for horses, goats, mini cows or whatever farm animals you wish to raise! The layout of the interior of the house is very functional and flows perfectly. You and guests may enter through the north facing door via a walkway and nice porch area and be greeted by the very large and open main living area as you step into the entry way. You may also choose to enter from the rear of the house, especially if you're coming in from a hard day's work, or play for that matter, and want to kick off your boots or shoes in the large, very nice and functional mud room before entering the main living areas. The interior of the home features 4 bedrooms, one of which is currently set up as a play/entertaining room, 2 ½ bathrooms, and an absolutely gorgeous, open concept living room, dining room and kitchen area, all making up about 2,787 square feet of living space. The entire home was completely remodeled in 2015-2016. Some of the fine touches of the remodel include custom knotty alder cabinets, custom concrete and oak countertops, custom wood trim, hard wood flooring and much more that you will just need to see in person. All of the custom touches of the home compliment one another perfectly to create a show stopping home that you will be proud to show off. Not to mention the master suite that is fit for a king and queen with more custom, one of a kind features to go along with all the rest. It is said time and time again, but this property truly is one you really do just have to see in person to appreciate. If you are like the many out there who seek to live the country lifestyle away from the hustle and bustle of everyday life and just escape to your own slice of peace and serenity, then you really do need to schedule a tour of this property. Just a short 5 +/- minute drive and you can be in Mountain View, OK and 40 +/- minutes north; you can be to Weatherford, OK and Interstate 40. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candelaria at [\(580\) 660-1167](tel:580.660.1167).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

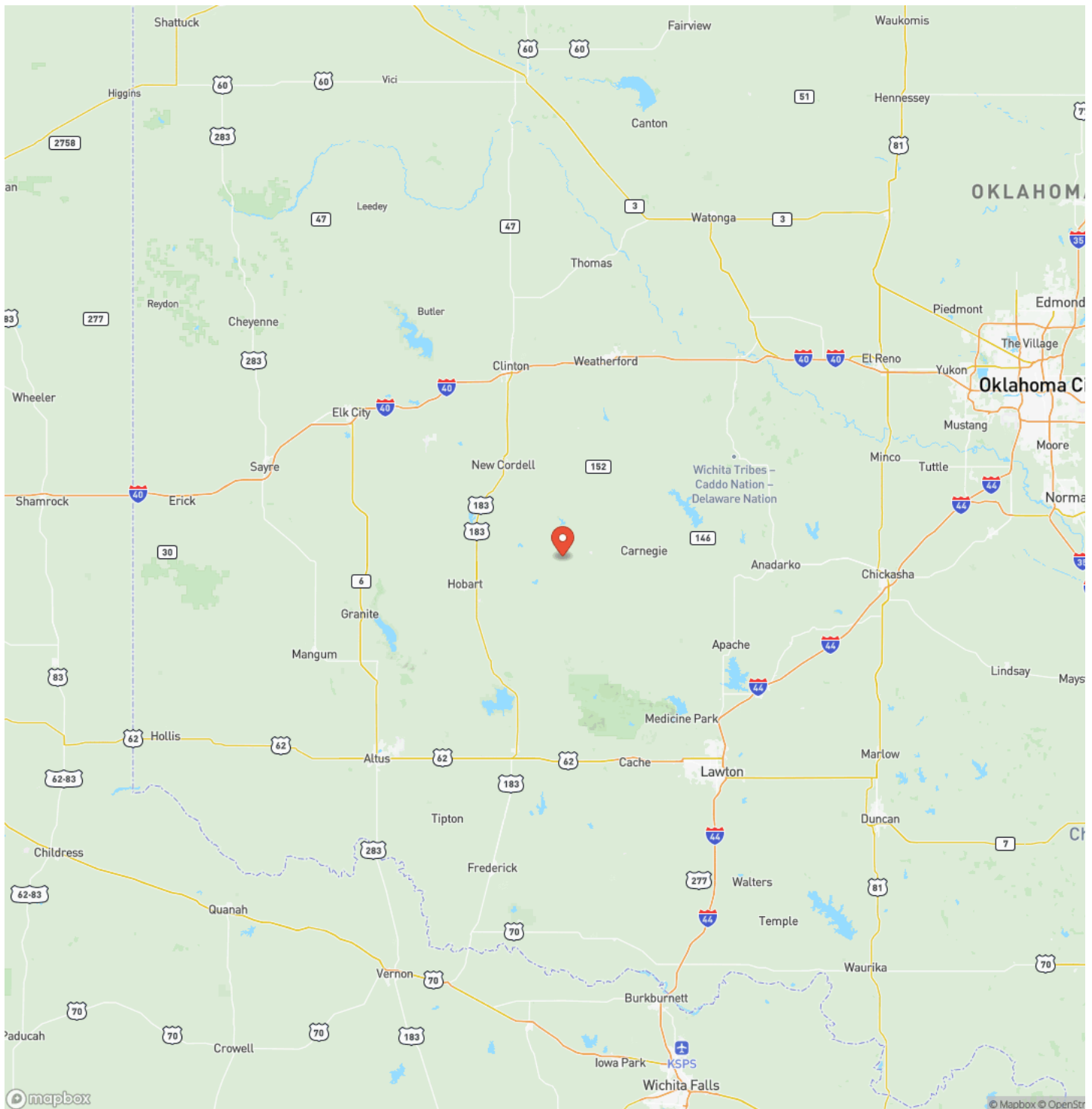
Modern Rustic Ranch Home
Mountain View, OK / Kiowa County



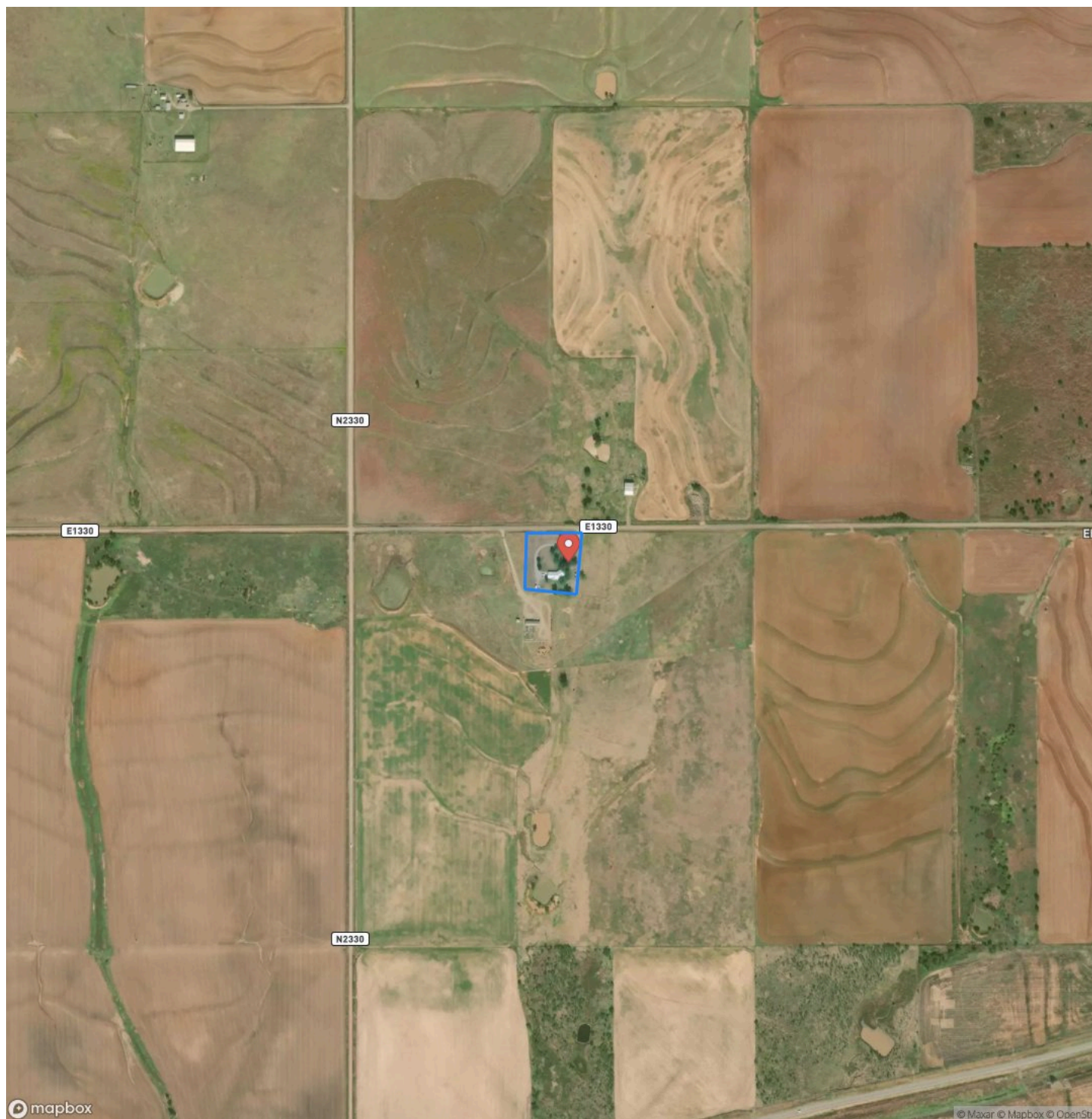
Locator Map



Locator Map



Satellite Map



Modern Rustic Ranch Home
Mountain View, OK / Kiowa County

LISTING REPRESENTATIVE
For more information contact:



Representative
Josh Candelaria

Mobile
(580) 660-1167

Email
josh.candelaria@arrowheadlandcompany.com

Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

