

Home With Views of Lake Tenkiller
452713 E 953 Rd
Vian, OK 74962

\$490,000
1.450± Acres
Sequoyah County



Home With Views of Lake Tenkiller Vian, OK / Sequoyah County

SUMMARY

Address

452713 E 953 Rd

City, State Zip

Vian, OK 74962

County

Sequoyah County

Type

Recreational Land, Residential Property, Single Family

Latitude / Longitude

35.634822 / -94.956196

Dwelling Square Feet

2082

Bedrooms / Bathrooms

3 / 3

Acreage

1.450

Price

\$490,000

Property Website

<https://arrowheadlandcompany.com/property/home-with-views-of-lake-tenkiller-sequoyah-oklahoma/65486/>



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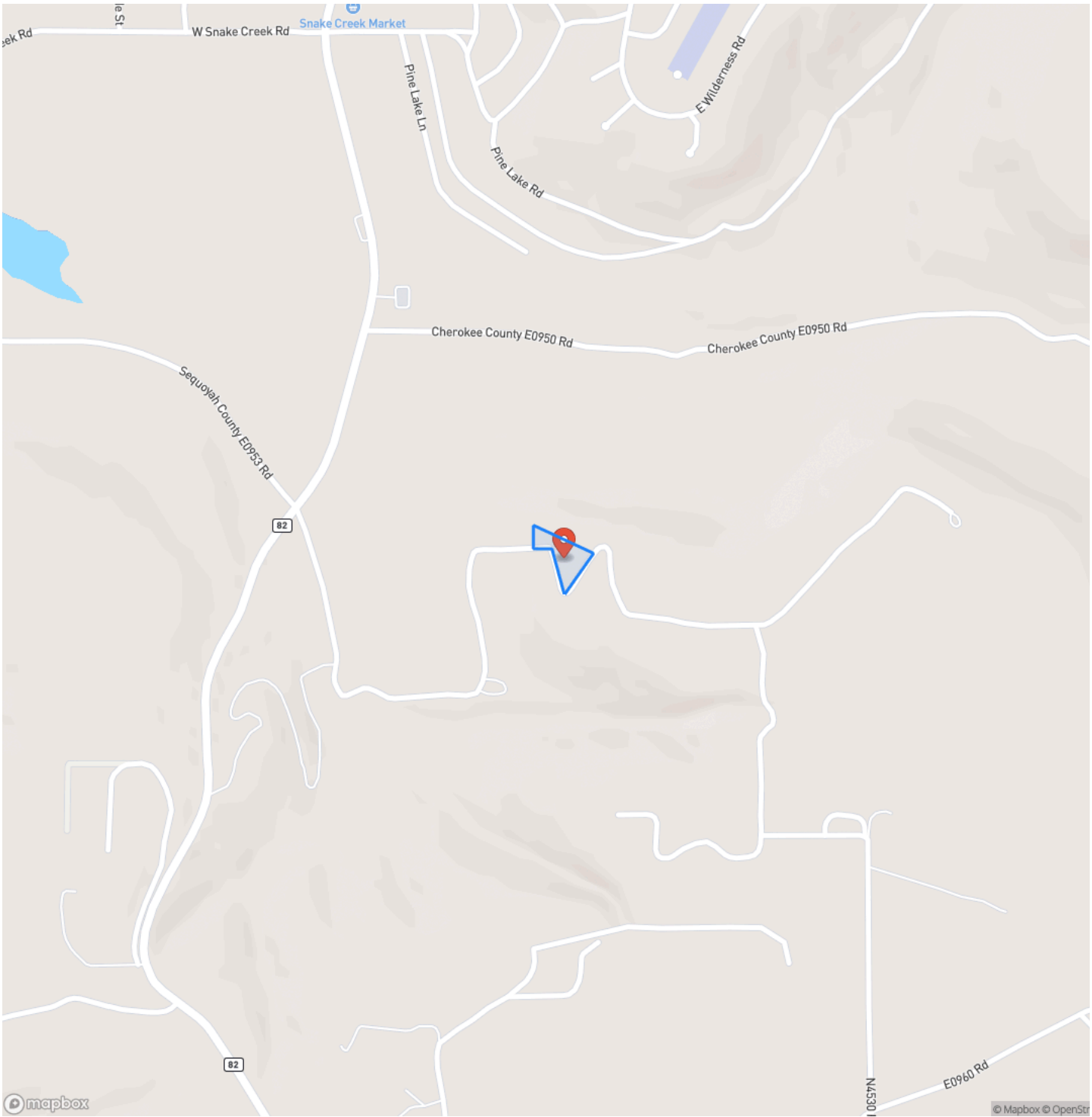
PROPERTY DESCRIPTION

Take a look at this one-of-a-kind home in beautiful Sequoyah County, Oklahoma! Sitting on 1.45 +/- acres down a private road, this stunning 3-bedroom, 3-bathroom home offers breathtaking views overlooking the gorgeous waters of Lake Tenkiller. Whether you're searching for a cozy weekend getaway or a full-time residence, this home has everything you need to relax, unplug from everyday life, and enjoy God's creation! As you step inside, you'll be greeted by soaring ceilings and massive windows that flood the downstairs living area with natural light, creating an open and comfortable atmosphere. The elegant kitchen is perfectly designed for preparing home-cooked meals, with plenty of space for family gatherings or entertaining guests. The upstairs loft area provides a cozy retreat, with a beautiful view of the living room and the scenic outdoors. In the winter months, you'll stay warm and toasty by the wood-burning stove, making this home an ideal year-round escape. Step outside onto the spacious back deck, where you can enjoy your morning coffee or unwind in the evenings while taking in the stunning views of Lake Tenkiller. When summer arrives, cool off in the refreshing pool, or invite friends and family over for outdoor games with plenty of space to enjoy. The pool is on a concrete slab and has been well-kept over the years, ensuring it remains in great condition for years to come! There is also a hot tub that adds to the relaxation this property offers. A detached garage provides additional storage or parking for vehicles, and the large yard offers ample room for guests and outdoor activities. If you're looking to spend the weekend on the lake—whether that's taking boat rides, fishing, or simply wanting to be on the water—Snake Creek Marina is just minutes away! With several places to grab food and drinks around the lake, owning this home will create unforgettable memories for years to come! This is a rare opportunity to own a home with unmatched lake views and endless potential! Don't miss your chance to make this one-of-a-kind property yours! The property is located 10 +/- minutes from Cookson, 15 +/- minutes from Vian, 50 +/- minutes from Fort Smith, Arkansas, and under an hour and a half from Tulsa. All showings are by appointment only. If you would like more information or wish to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311) or Hunter Bellis at [\(539\) 238-7693](tel:5392387693).

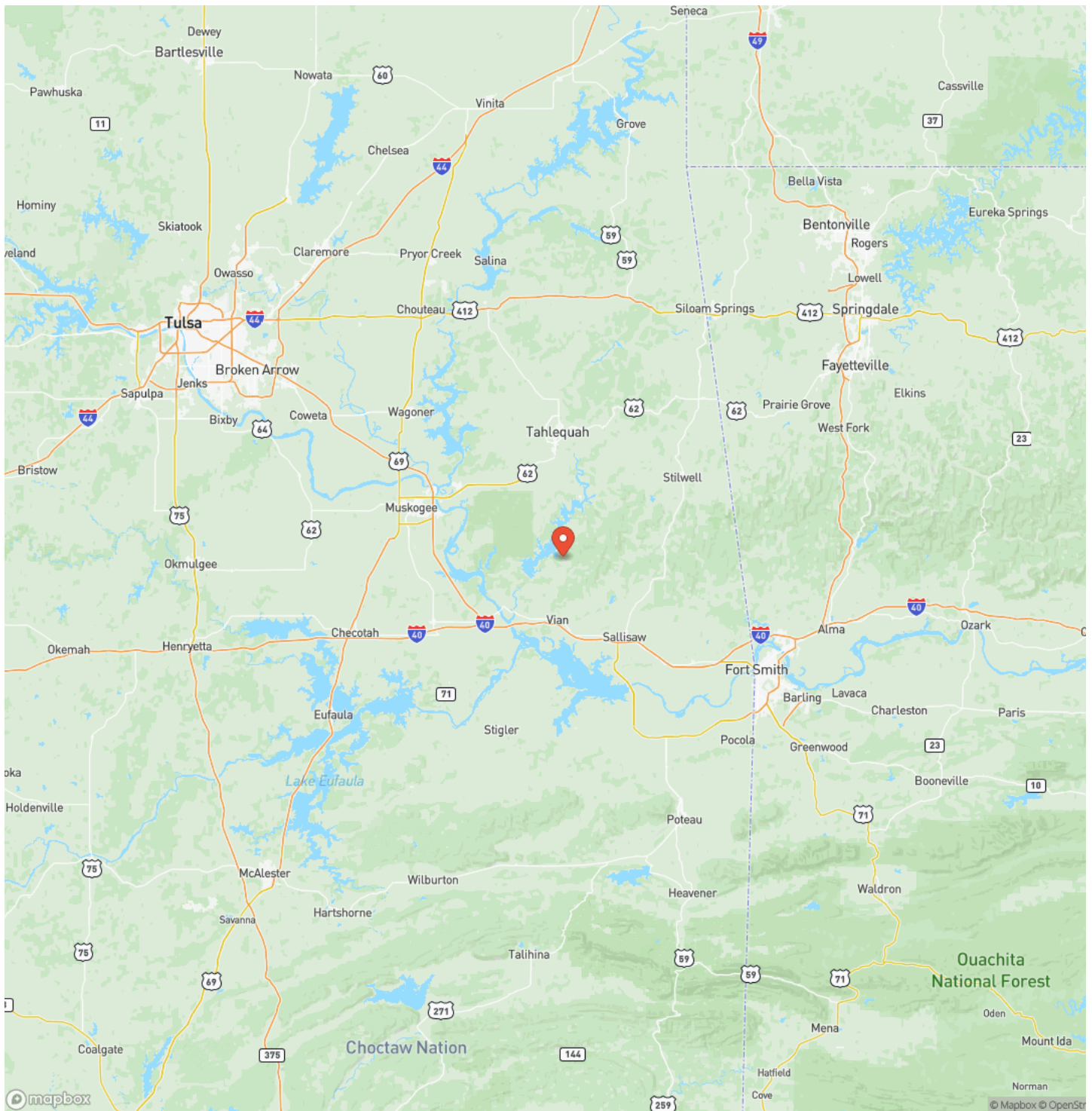
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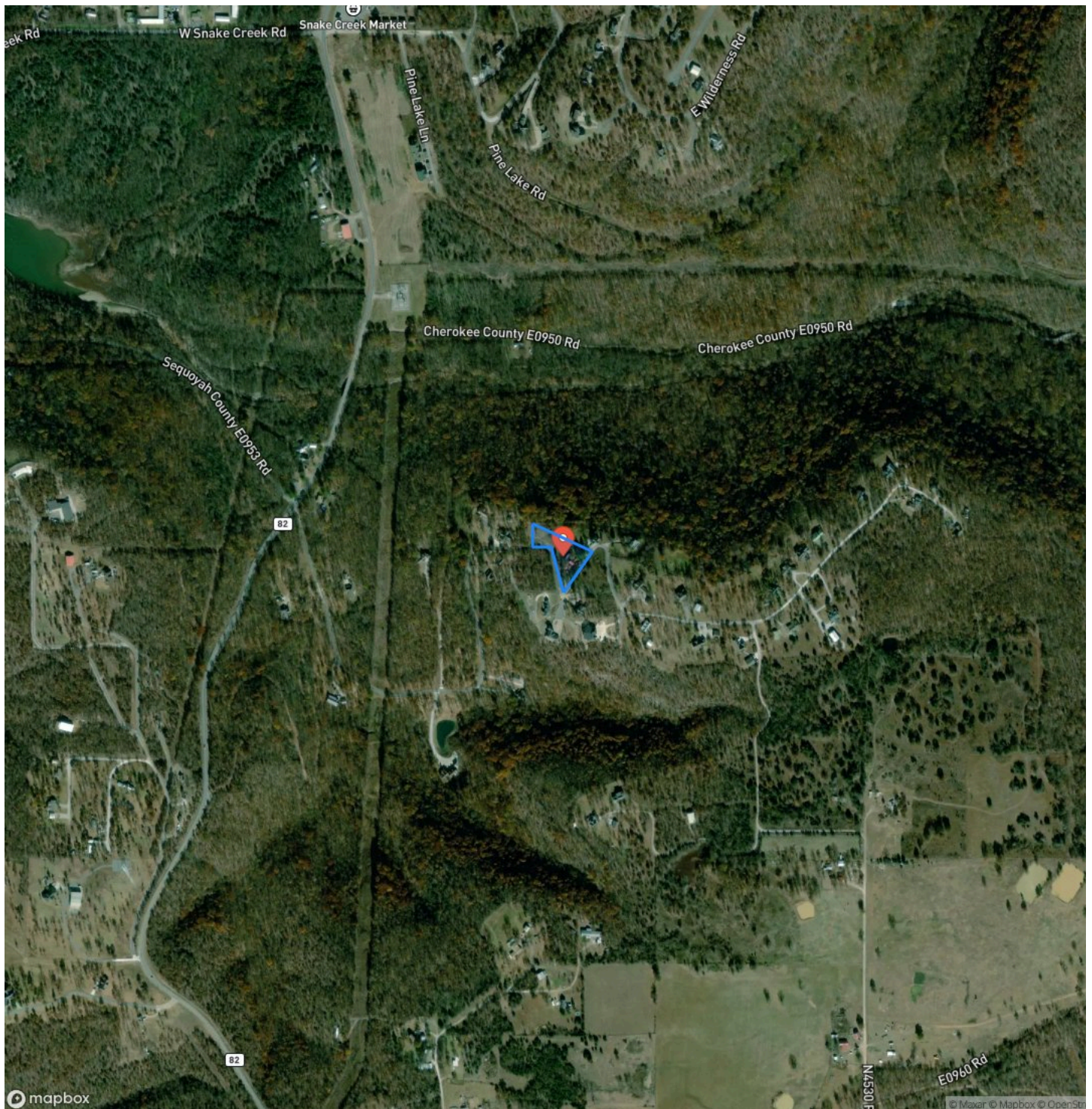
Locator Map



Locator Map



Satellite Map



Home With Views of Lake Tenkiller
Vian, OK / Sequoyah County

LISTING REPRESENTATIVE
For more information contact:



Representative
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Email
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Address
City / State / Zip

NOTES

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www.arrowheadlandcompany.com

DISCLAIMERS

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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.

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