

**Bixby Roads Comfy Cottage**  
7027 Bixby Road  
Beggs, OK 74421

**\$210,550**  
1± Acres  
Okmulgee County



**Bixby Roads Comfy Cottage**  
**Beggs, OK / Okmulgee County**

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**SUMMARY**

**Address**

7027 Bixby Road

**City, State Zip**

Beggs, OK 74421

**County**

Okmulgee County

**Type**

Residential Property

**Latitude / Longitude**

35.75448 / -95.873168

**Dwelling Square Feet**

1420

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

1

**Price**

\$210,550

**Property Website**

<https://arrowheadlandcompany.com/property/bixby-roads-comfy-cottage-okmulgee-oklahoma/39376/>



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**PROPERTY DESCRIPTION**

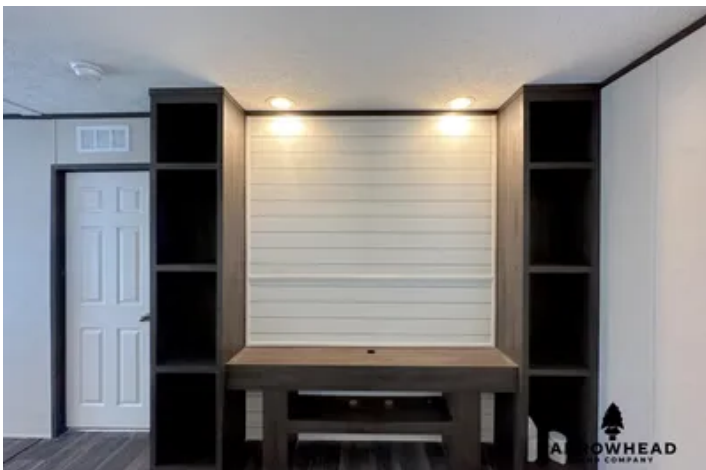
PRICE REDUCED! New Construction! Beautiful turn key home in Beggs, OK. With 4 bedrooms, 2 bathrooms, and a spacious open floor plan, this home is the perfect size for families of all sizes. This stunning home sits on a 1-acre lot, providing plenty of space and privacy for you and your family to enjoy. And with features like 8' ceilings, smart thermostat, Low E insulated windows, LED lighting, carrier heat and air system, and Frigidaire appliances, you can be sure that this home will be both comfortable and energy-efficient. The master bedroom boasts a luxurious en suite bathroom complete with his and hers sinks and a spacious walk-in closet. And with a large kitchen perfect for entertaining, this home is the perfect gathering place for family and friends. Conveniently located just a short drive from Tulsa, this property features rural water, electric, a new aerobic system, and a single detached car garage. The seller is even offering \$5,000 in closing costs and multiple financing options, making it easier than ever to make this stunning new construction home your own.

Don't wait - call Josh Claybrook today at [918-607-1006](tel:918-607-1006) to schedule your private showing and start living your best life in this beautiful new home.

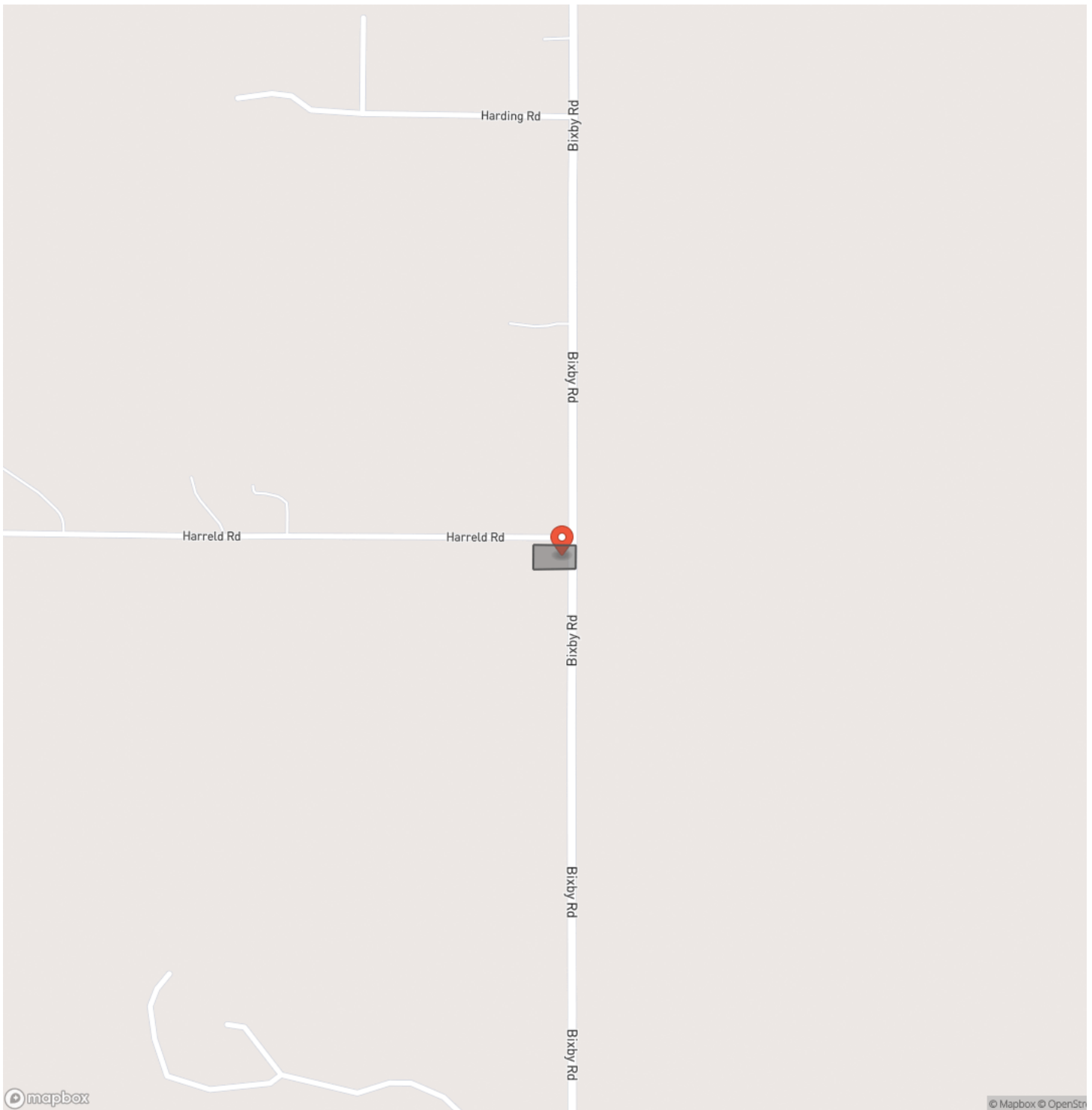




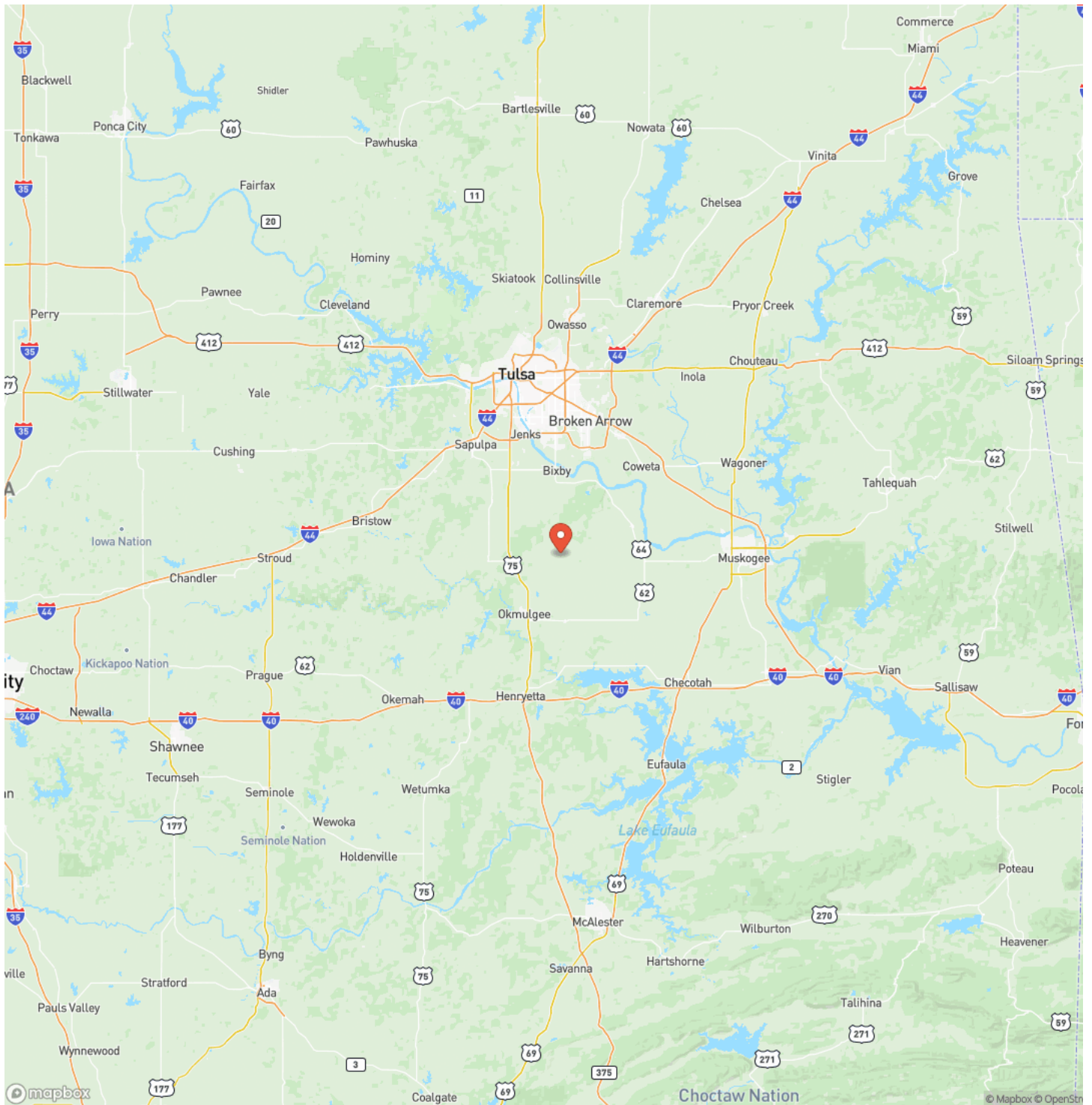
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## Locator Map



## Locator Map





## Satellite Map



## Bixby Roads Comfy Cottage

### Beggs, OK / Okmulgee County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Claybrook

## Mobile

(918) 607-1006

## Email

josh.claybrook@arrowheadlandcompany.com

**Address**

## City / State / Zip

Sapulpa, OK 74066

## NOTES

[illegible]

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



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## **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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**Arrowhead Land Company**  
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