

The Perfect Ten Estate
3501 S 13th St
Duncan, OK 73533

\$1,290,000
10± Acres
Stephens County



The Perfect Ten Estate Duncan, OK / Stephens County

SUMMARY

Address

3501 S 13th St

City, State Zip

Duncan, OK 73533

County

Stephens County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

34.468042 / -97.966166

Dwelling Square Feet

3991

Bedrooms / Bathrooms

4 / 4.5

Acreage

10

Price

\$1,290,000

Property Website

<https://arrowheadlandcompany.com/property/the-perfect-ten-estate-stephens-oklahoma/112471/>



PROPERTY DESCRIPTION

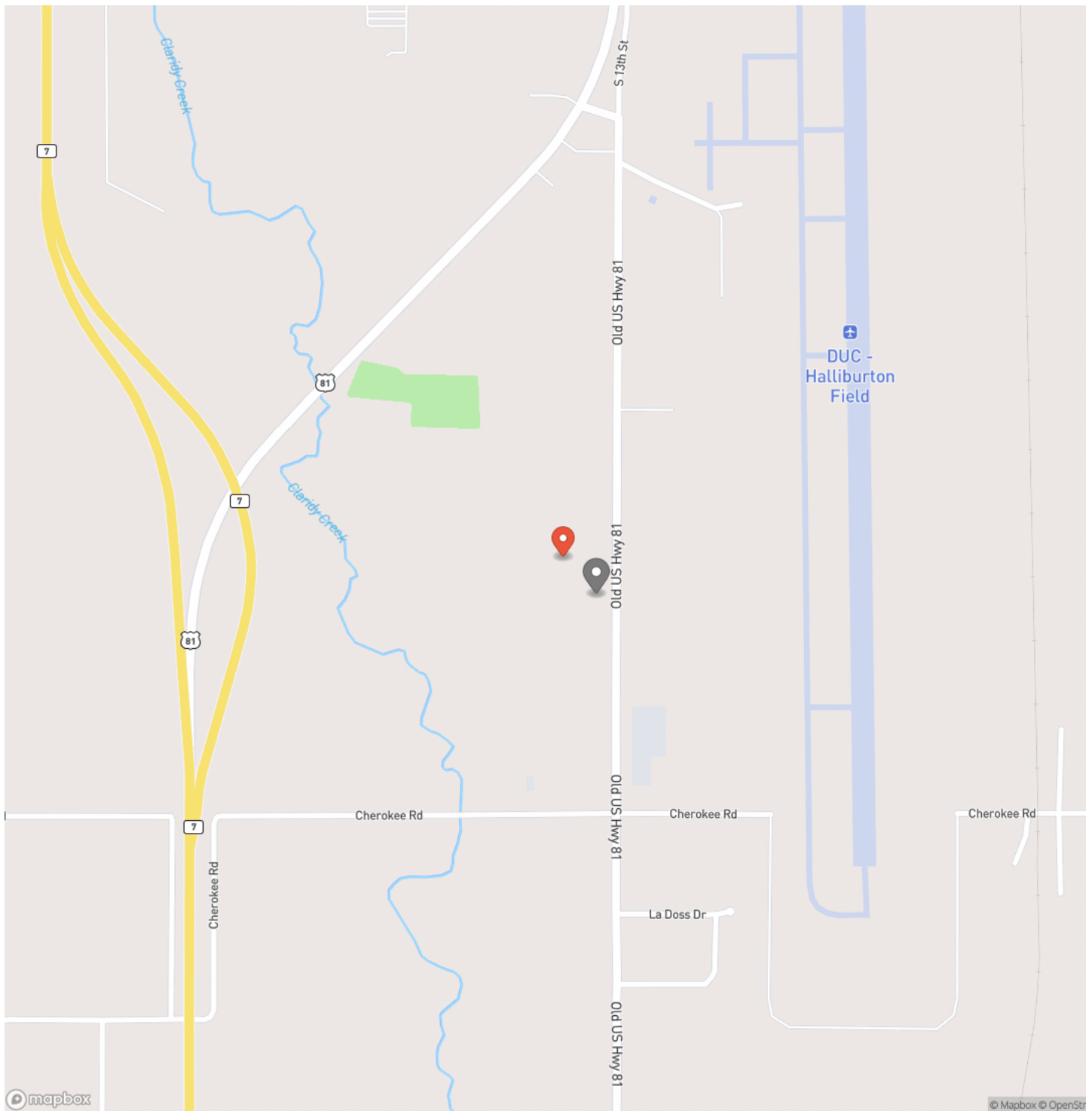
Set behind a gated entrance just outside Duncan, Oklahoma, The Perfect Ten Estate: an exceptional 10+/- acre property that leaves a lasting impression from the moment you arrive! A winding concrete drive carries you through meticulously maintained grounds before revealing a custom-built home perfectly positioned to overlook a beautiful 2+/- acre stocked pond and capture some of the most unforgettable Oklahoma sunsets you'll ever experience. Built in 2008 with quality craftsmanship and thoughtful design throughout, this is a property that feels just as impressive today as the day it was completed. Offering 3,991+/- square feet of living space, the home features four bedrooms, four full bathrooms, and one half bath. The moment you step inside, you're welcomed by cathedral ceilings, hand-scraped hardwood flooring, detailed craftsmanship, and an open floor plan that balances elegance with everyday comfort. Large windows fill the home with natural light while providing peaceful views of the outdoor living which leads to the pond, and surrounding landscape from nearly every angle. The kitchen was designed with both entertaining and daily living in mind. With generous workspace, abundant cabinetry, and high-end finishes, it flows effortlessly into the main living areas, making it just as suited for hosting family gatherings as it is for a quiet evening at home. Each of the four bedrooms offers its own ensuite bathroom and walk-in closet, providing comfort and privacy for family members and guests. The primary suite deserves its own spotlight, highlighted by a gas fireplace, beautiful ceiling craftsmanship, large windows overlooking the property, and a spacious bathroom designed to match the home's level of quality. It's evident that every detail of this home was carefully considered long before construction ever began! Beyond its beauty, the home was built with practicality in mind. It includes a video surveillance system, alarm system, and a safe room for added peace of mind. City utilities service the home, while a high-flow water well supplies the sprinkler system, keeping the landscaping and manicured grounds looking their best year-round. As impressive as the interior is, the backyard is where this property truly sets itself apart. Designed to feel like a private getaway or a place to unwind with family and friends, the outdoor living area centers around an inviting pool complemented by a fully equipped outdoor kitchen that's ready for everything from summer cookouts to watching football on cool fall evenings. As the sun begins to set, carefully placed lighting transforms the entire space, creating an atmosphere that's difficult to put into words. Just beyond the pool, a railed overlook provides the perfect place to unwind while taking in views across the stocked pond as the Oklahoma sky begins to paint a beautiful sunset. The 2+/- acre pond is stocked and offers excellent bass fishing just steps from the house, adding another layer of enjoyment to the property. Whether you're casting a line in the evening, watching wildlife along the shoreline, or simply enjoying the peaceful setting from the backyard, the water becomes a part of everyday life here. Additional improvements include an oversized three-car garage, a separate garage for extra vehicles or equipment, a gardener's shed, and a 50-amp RV hookup complete with water and sewer connections, making it easy to accommodate guests or additional recreational vehicles. Located just off Old Highway 81, this property provides the privacy and feel of country living while remaining just minutes from everything Duncan has to offer. For buyers looking for even more room to expand, an additional 20+/- adjoining acres are also available for purchase. Properties of this caliber seldom become available. With timeless construction, exceptional outdoor living, immaculate grounds, and a setting that is every bit as memorable as the home itself, The Perfect Ten Estate is ready for its next chapter! The property is 40 +/- minutes from Lawton, 1 +/- hour from Wichita Falls, TX, 1 hour and 15 +/- minutes from Ardmore, just under 1.5 +/- hours from Oklahoma City, and just over 2 +/- hours from the DFW International Airport. 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:5806601167).

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.

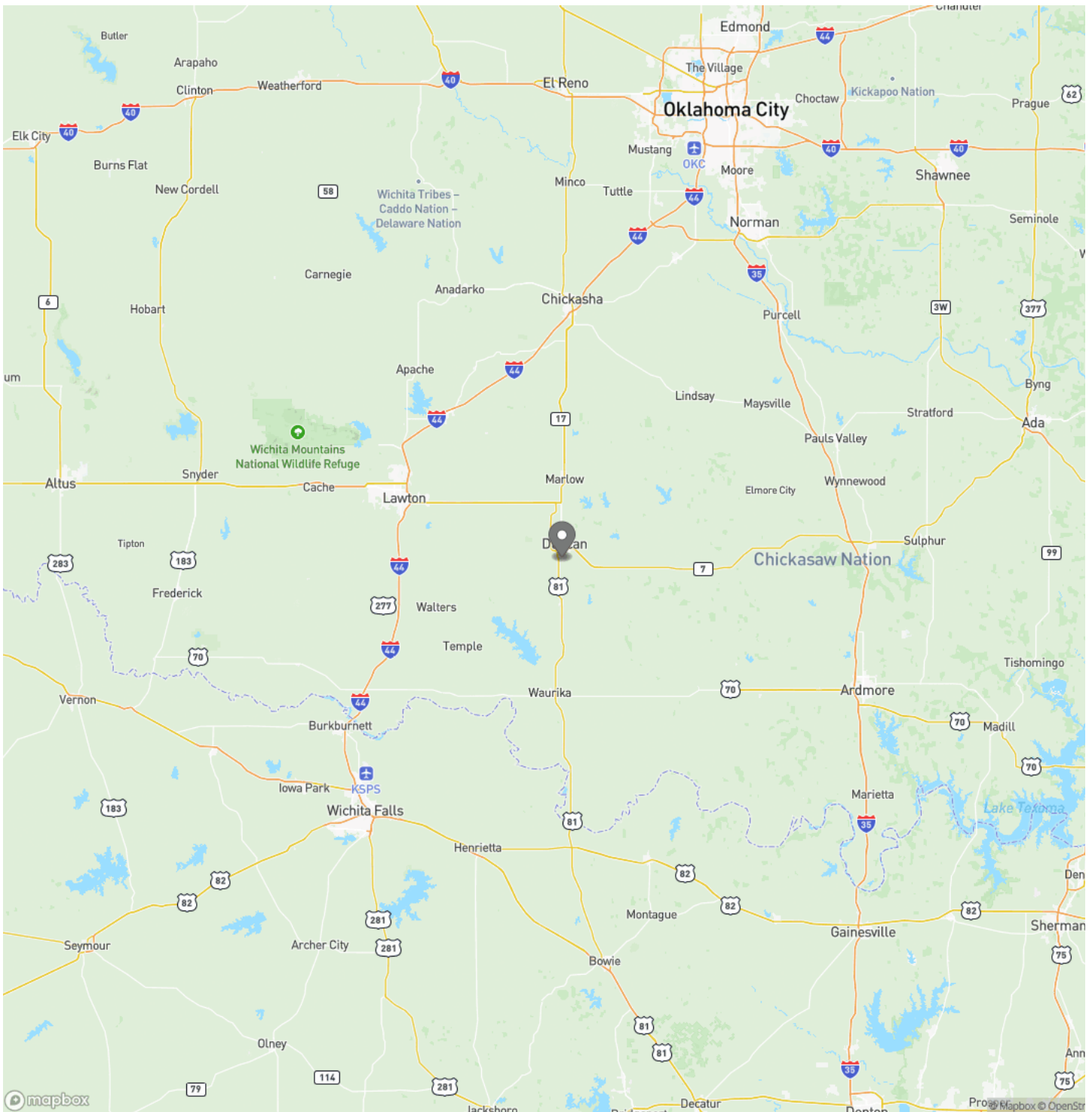
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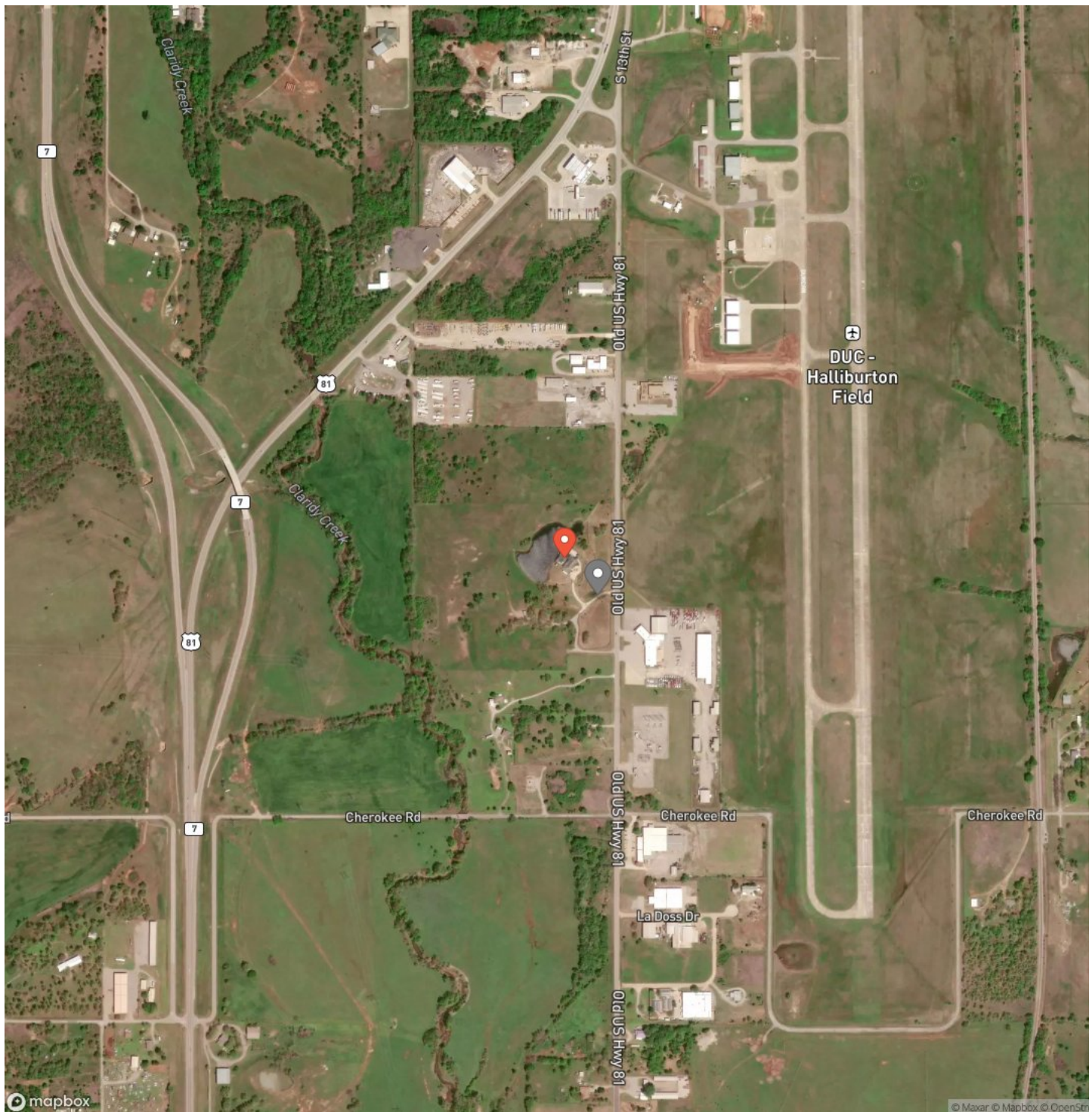
Locator Map



Locator Map



Satellite Map



The Perfect Ten Estate
Duncan, OK / Stephens County

LISTING REPRESENTATIVE
For more information contact:



Representative
Josh Candelaria
Mobile
(580) 660-1167
Email
josh.candelaria@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.com/>

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Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

