

MIDWEST LAND GROUP PRESENTS

.5 ACRES IN

TULSA COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

BEAUTIFUL 3 BEDROOM HOME WITH IN-GROUND HEATED POOL ON 1/2 ACRE

Built in 2020 and situated on a spacious half-acre lot on the outskirts of Collinsville, this 3 bedroom, 2 bathroom home offers a dedicated office, in-ground pool, private home gym, and an impressive outdoor entertaining area—all while providing convenient access to Owasso and Tulsa.

Inside, the open-concept kitchen and living area serve as the heart of the home. The kitchen features a large center island with bar seating, granite countertops, abundant cabinetry, and stainless appliances. The adjoining living room is highlighted by exposed wood beams, a brick fireplace, built-ins, and large windows and doors overlooking the backyard and pool.

The master bedroom features a spacious bath with a soaking tub, walk-in shower, and separate water closet. In addition to three bedrooms, the home includes a dedicated office, providing valuable space for working from home or additional space. One of the unique features is the smaller attached garage that has been converted into a private home gym, complete with rubber flooring,

wood accent walls, dedicated lighting, and its own mini-split. At list price, the home gym equipment will convey with the property.

Out back, the property is built for entertaining. A large covered patio with a vaulted ceiling and exposed timber accents opens directly to the in-ground pool and expansive concrete pool deck. A major benefit to the pool is the added pool heater. Sellers say it doesn't take long in the wintertime to heat the pool to upwards of mid-90 degrees and to turn it back down when not in use, adding year-round enjoyment. The fenced half-acre lot provides plenty of additional yard space, and the existing playset and pool robot will also convey at list price.

Located in a desirable neighborhood on the outskirts of town, the property offers a quieter setting without giving up convenience. It is less than 10 miles from Owasso and Rejoice Christian School and less than 20 miles from Tulsa. Contact listing agent Paul Smith at (918) 397-2737 for more info. Shown by appointment only.

PROPERTY FEATURES

COUNTY: **TULSA** | STATE: **OKLAHOMA** | ACRES: **.5**

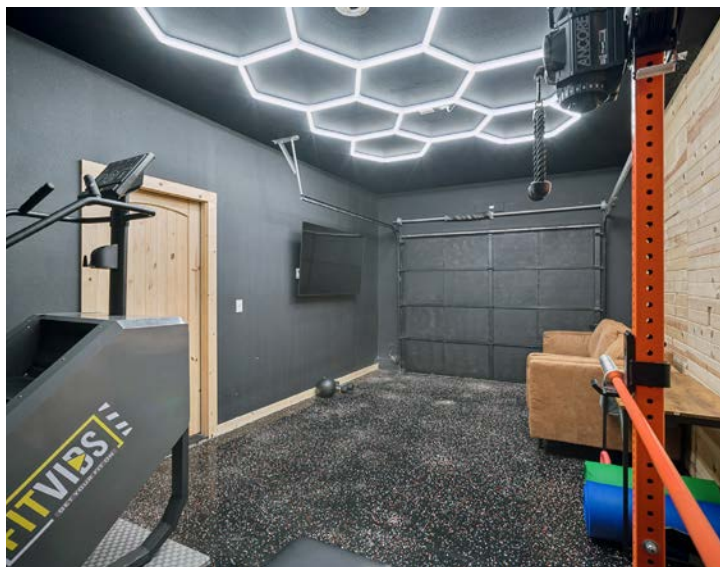
- 3 bedrooms & 2 bathrooms
- 1/2 acre lot
- In-ground heated swimming pool
- Large covered outdoor living area
- Dedicated home office
- Private home gym with mini-split
- Open-concept kitchen & living area
- Brick fireplace, built-ins & exposed wood beams
- Fenced backyard with plenty of yard space
- Less than 10 miles to Owasso & less than 20 miles to Tulsa

OPEN-CONCEPT HOME

Built in 2020 and situated on a spacious half-acre lot on the outskirts of Collinsville, this 3 bedroom, 2 bath home combines a great location with an impressive list of amenities.



ADDITIONAL INTERIOR PHOTOS



IN-GROUND HEATED SWIMMING POOL



FENCED BACKYARD & COVERED PATIO



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



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