



**MLS# :** 35018-82640

**Price :** \$299,000

**Type :** Country Homes

**Size :** 18 Acres

**Beds:** 3

**Baths :** 2.00

**Year Built :** 2016

**Address :** 200 Nichols Lane , Heavener , Oklahoma , 74953

## FEATURES

- ✓ OKLAHOMA LAND FOR SALE
- ✓ MIX OF PASTURE & WOODS
- ✓ GAS LOG FIREPLACE
- ✓ STORM CELLAR
- ✓ PONDS AND CREEK
- ✓ NEW LOG SIDED HOME
- ✓ INSULATED SHOP/HORSE STALLS
- ✓ HUNTING, FISHING, HIKING

## ABOUT THE PROPERTY

**LOCATION:** Located on 200 Nichols Lane in Heavener, Oklahoma. This property is 12.5 miles from the larger city and county seat, Poteau, OK. Ft. Smith, Arkansas, population about 80,000, is 45 miles to the northeast of Heavener. Nearby attractions include Lake Wister State Park, the Heavener Runestone, Cedar Lake Equestrian Center, the Ouachita National Forest, the scenic Talimena Drive, Broken Bow Lake, Kerr Lake and Clayton Lake. The area has lots of hiking trails, camping facilities as well as Jeep and ATV trails. There is excellent hunting opportunities in the area for whitetail deer, wild turkey, black bear, squirrel, wild hog and many other small game. Fishing for bass, crappie, catfish, perch and other pan fish can be enjoyed in the many area lakes, rivers and streams.

**LAND:** This parcel consists of approximately 18 acres that is about 50 percent wooded and 50 percent pasture. There are two fenced in areas specifically for goats. There are two stocked fishing ponds on the property as well as a creek.

**SERVICES:** Electric, city water, city sewer, natural gas, trash pickup, mail delivery and bus route.

## CONTACT US

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**HOME:** This traditional style home features 1,999 s.f. and was constructed in 2016 and has a pier and beam foundation, log siding, metal roof, instant hot water and central electric air with gas heat. It features an open living/kitchen/dining concept with vaulted ceilings, lots of windows and a gas log fireplace. There are three good sized bedrooms which includes a nice master suite with large ceramic walk-in shower. The home has a three filter, 20" sediment, carbon, bone char water filtration system that services the whole house. Room dimensions and descriptions include the following:

**KITCHEN/DINING/LIVING:** 21.6 x 27.3, Dark hardwood floors, white textured walls, tongue and groove vaulted ceiling with center wooden beam, ceiling fan with light, accent spot lighting, natural stone front gas log fireplace with wooden mantle above. The east wall is mostly windows which fills this room with lots of natural light. There is a leaded glass entry door with side panels and coat closet. There are double glass doors leading out to the rear covered patio. The KITCHEN area has lots of cabinetry with granite look formica tops and ceramic tile backsplashes. There is a spacious formica top center island with eating bar and cabinetry below. Appliances include a gas stove with double ovens, vent hood, refrigerator with ice/water and freezer compartment and dishwasher. All of the appliances are stainless.

**HALL BATHROOM:** Ceramic tile floors, pale gray textured walls, white textured ceilings, single formica top vanity, ceramic backsplashes, cabinetry below, mirror and lighting above, tub with shower and commode.

**BEDROOM #1:** 11.4 x 19.2, Dark hardwood floors, pale gray walls, white ceilings and large walk-in closet.

**UTILITY ROOM:** 5.4 x 8.7, Ceramic tile floors, white textured walls and ceilings, cabinetry above the washer and dryer connections and tankless water heater.

**BEDROOM #2:** 11.5 x 15.8, Dark hardwood flooring, pale gray textured walls, white textured ceilings and walk-in closet.

**MASTER BEDROOM:** 17.4 x 19.3, Dark hardwood flooring, off-white textured walls, tongue and groove vaulted ceiling with wood beam, ceiling fan with light and lots of window allowing natural light. This room has a large walk-in closet. There are double glass doors leading to side rear covered porch.

**MASTER BATHROOM:** Ceramic tile floors, single formica top vanity with ceramic tile backsplashes, linen storage, cabinetry below, mirror and lighting above, commode and extra large ceramic tile walk-in shower with seat.

**SHOP:** 30 x 30, This fully enclosed shop has two 10 x 10 insulated roll up doors, slab foundation and is wired for 220 and 110 volts. The shop has one attached side shed that contains three stalls. There is also a front covered porch that is roughly 10 x 30.

**STORM CELLAR:**

**PRICE:** \$299,000.00

**TAXES:** \$1,783.27

**KEY FEATURES:**

- [ACREAGE WITH PASTURE & WOODS](#)
- [2 STOCKED FISHING PONDS](#)
- [CREEK](#)
- [3 BEDROOM/2 BATH HOME](#)
- [OPEN LIVING/KITCHEN/DINING CONCEPT](#)
- [TANKLESS INSTANT HOT WATER](#)
- [WATER FILTRATION SYSTEM](#)
- [GAS LOG FIREPLACE](#)
- [STORM CELLAR](#)
- [FENCED REAR YARD FOR PETS](#)
- [INSULATED SHOP WITH HORSESTALLS](#)

- FENCED AREAS FOR GOATS
- AREA FISHING, HUNTING, CAMPING, HIKING