PROPERTY HIGHLIGHTS

- Fort Gibson Lake property; covered boat slip and lift included
- Property adjoins U.S. Army Corps of Engineers property which has 500 ft of shoreline
- Inground sports pool and outdoor sports court
- New roof (2026)
- Solid wood interior doors; ADA-width interior doors downstairs
- Whole-house generator with propane tank; safe room

INTERIOR FEATURES

- Downstairs: Office with full bath; Guest Bedroom with full bath; Guest half bath; Primary Bedroom with full bath
- Main-level primary suite with dual closets
- 2 fireplaces; propane ventless fireplace with flue
- Upstairs living/sitting area, Bunk/Game Room, Guest Bedroom and full bath
- Bar area with refrigerator and sink

KITCHEN & APPLIANCES

- Pull-out kitchen cabinets
- Refrigerator (2024); dishwasher (2023); range (2025)

HEATING, COOLING & WATER HEATERS

- 3 HVAC units: primary suite; rest of downstairs; game room
- 2 hybrid water heaters: (1) upstairs bath, primary suite and laundry; (2) kitchen and rest of home

UTILITIES & SEPTIC

- Electric: LREC; Internet: LRET
- Water: Wagoner County Rural Water District No. 2
- Private well approx. 300 ft deep with pump
- All electric except propane fireplace
- Aerobic septic system approx. 75 ft NW of home; new pump (2024)
- No security system

GARAGE & STORAGE

- Three-car extra-deep garage, approx. 26 × 42 ft
- Safe room

POOL & OUTDOOR AMENITIES

- Inground sports pool, 3.5–6 ft deep; no heater
- Pool liner (2025); equipment approx. 3–4 years old

BOAT SLIP

- Covered slip and lift included; 28 × 12 ft
- Registered name: Ozark 5 Split

HOA

- $1,500 annually; trash service included

APPROXIMATE DRIVE TIMES

- Broken Arrow: 35 minutes; Tahlequah: 30 minutes

Seller-provided information is believed accurate but not guaranteed. Buyers and agents should verify dimensions, equipment, utilities, HOA details, boat slip transfer provisions, shoreline information and all property features.