

**Cross Property 360 Property View**

**2266 Sanders Lane, Blanchard, Oklahoma 73010**

Listing



**Residential**

MLS#: **1161750**  
 Address: **2266 Sanders Lane, Blanchard, OK 73010**  
 Addition: **Winter Creek Golf & Country Cl**  
 Area: County: **Grady**  
 Assess Acct#: **0754-00-000-030-0-000-00**  
 Land SqFt/Dim: **22,216**  
 Lot: **0** Block: **0.0** Acre: **0.510**  
 Status: **Active**  
 Type: **Single Family**  
 List Price: **\$488,250**  
 Close Price:  
 LP\$/SQFT: **\$175.00**  
 Directions: **Will GPS inside of Winter Creek Golf Course**

**Recent Change: 03/27/2025 : NEW**

General Information							
Beds:	<b>3</b>	SF MOL:	<b>2790 / Tax Assessor</b>		Res Items:	<b>No</b>	
Baths:	<b>2.1</b>	Year Built:	<b>2005</b>	Model Home:	<b>No</b>	Disclosure:	<b>Yes</b>
Building Design:	<b>Other</b>	Heat:	<b>Central Electric</b>	Split Plan:		Warranty:	
Living:	<b>1</b>	Level:	<b>ONE</b>	Cool:	<b>Central Elec</b>	Access Feat:	
Dining:		Const:	<b>Brick</b>	FirePlace:	<b>2 / Gas Logs</b>	Flood Ins:	
Lot Desc:	<b>Golf Course</b>			Foundation:	<b>SLAB</b>	Pool:	<b>No</b>
Pool Features:				Pool Private:		Pool Level:	
Garage:	<b>3 / Attached</b>	Roof Ty / Yr:	<b>Composition</b>			Poss:	<b>At Close</b>
Prop Build Status:	<b>Existing</b>	Occup Status:		Fence:		Livestock:	
HOA Fee/Inc:	<b>\$750 / Gated Entry</b>			Est Date Comp:		Hist Desig:	<b>No</b>
Tax:	<b>\$3,214.00</b>	HSE:	<b>Yes</b>	Bldr Name:		Prop Faces:	
				Qualify:	<b>D</b>		

Remarks:

**Welcome to this stunning brick home, where timeless craftsmanship meets modern comfort in a highly sought-after, up-and-coming golf community. Featuring rich woodwork throughout, with an open and elegant design, this home is perfect for both relaxation and entertaining. Don't miss your chance to own a piece of luxury in this rapidly growing community.**

Schools			
Elem:	<b>Middleberg Public School</b>	Middle:	<b>N/A</b>
High:	<b>N/A</b>	Sch District:	<b>Middleberg</b>

Additional Features	
Exterior Feat:	<b>Covered Porch</b>
Storm Shelter:	<b>No</b>
Parking:	
Study:	<b>Yes</b>

Office and Showing Information			
Terms:		LBox:	<b>Combination</b>
Show Instr:	<b>ShowingTime</b>	S Cond:	<b>None</b>
List Type:	<b>Exclusive Right to Sell</b>	Internet:	<b>Yes / Yes / Yes</b>
List Agent:	<a href="mailto:176547/Jeromy Landress">176547/Jeromy Landress</a>	Occupied:	<b>Yes</b>
Agent Lic#:	<b>176547</b>	Service Type:	<b>Full Service</b>
Agent Phone:	<b>405-641-4064</b>	List Broker:	<a href="mailto:PPRL01/Platinum Peak Realty Inc.">PPRL01/Platinum Peak Realty Inc.</a>
Agent Email:	<a href="mailto:landressjeromy@gmail.com">landressjeromy@gmail.com</a>	Broker Lic#:	<b>210331 - Jeromy Landress</b>
Agent Cell:	<b>405-641-4064</b>	Office Phone:	<b>405-301-7700</b> (Office Fax: )
Agent Web:	<a href="http://www.platinumpeakrealtyinc.com">http://www.platinumpeakrealtyinc.com</a>	Office Web:	

L/Ofc Remarks:



**Seller is Homebound and will need as much notice as possible for showings. Membership is required to live in the golf course starting at 125.00 per month**

Listing Information			
List Date:	<b>03/27/2025</b>	DOM:	<b>0</b>
Original List Price:	<b>\$488,250</b>	Pend Date:	
		Expire Date:	<b>03/27/2026</b>
		<b>On Market Date:</b>	

Financial Information	
Assumable:	<b>No</b>
Loan Qualify:	<b>Does Not Apply</b>

Prepared By: **Jeromy Landress**

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