

Cross Property 360 Property View

2456 County Road 1380, Blanchard, Oklahoma 73010

Listing



Residential

MLS#: 1156616
Address: [2456 County Road 1380, Blanchard, OK 73010](#)
Addition: 0
Area: County: **Grady**
Assess Acct#: 0000-01-06N-05W-4-003-00
Land SqFt/Dim: 871,200
Lot: 00 Block: 0 Acre: 20.000
Directions: From Hwy 76 and 39 crossroads go West on 39 to CS 2980. South to E 1380 Rd. East to property.

Status: **Active**
Type: **Single Family**
List Price: **\$899,900**
Close Price:
LP\$/SQFT: **\$299.97**

Recent Change: 02/23/2025 : NEW

General Information					
Beds:	3	SF MOL:	3000 / Builder	Res Items:	No
Baths:	2.1	Year Built:	2009	Model Home:	No
Building Design:	Other, Ranch	Heat:	Central Electric	Split Plan:	Warranty:
Living:	1	Level:	MULTI	Cool:	Central Elec
Dining:		Const:	Brick	FirePlace:	1 / Gas Logs
Lot Desc:	Pasture/Ranch, Rural, Wooded		Foundation:	SLAB	Access Feat:
Pool Features:	Outdoor, Vinyl Lined		Pool Private:	Yes	Flood Ins:
		Roof Ty / Yr:	Composition		Pool:
Garage:	2 / Attached				Yes
Prop Build Status:	Existing	Occup Status:			Above Ground
Tax:	\$3,002.00	HSE:	Yes	Qualify:	D
				Fence:	At Close
				Est Date Comp:	
				Prop Faces:	

Remarks:

This stunning property is 20 acres with the possibility of owning up to 160 acres, a 30x40 shop, and a pool. The home boasts 3 bedrooms and 2.5 bathrooms. As you enter, you'll be welcomed by high ceilings that create a spacious atmosphere. The living room is centered around a cozy gas fireplace. The kitchen is equipped with an island, pot rack, pantry, gas range/oven, convection oven, new built-in microwave, and a charming breakfast nook. The primary bedroom is located on the ground floor, while the primary bathroom includes dual vanities, a walk-in shower, a separate tub, and built-in storage for shoes and jewelry. The upstairs bedrooms have large closets and access to the attic. The 30x40 shop offers concrete floors, electricity, spray foam insulation, and a 10x40 concrete pad on the side. Relax by the above-ground pool throughout the summer months. Additional property highlights include 2 HVAC units, an attic fan, a mechanical room in the garage, a Pelican water filter system, a water softener, a pressure tank, a storm shelter, a mud bench, a large back patio, a back porch wired for a hot tub, ample storage, a spacious laundry room, and an alarm system. No detail has been overlooked. Enjoy breathtaking sunsets and the privacy of your very own piece of paradise at the end of a private gated driveway.

Schools			
Elem:	Dibble ES	Middle:	Dibble MS
		High:	Dibble HS
		Sch District:	Dibble

Additional Features	
Exterior Feat:	Barn, Porch, Workshop
Storm Shelter:	Below Ground
Parking:	
Study:	Yes

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

L/Ofc Remarks:

Schedule a Showing

Listing Information			
List Date:	02/23/2025	DOM:	0
Original List Price:	\$899,900	Pend Date:	
		On Market Date:	08/29/2025

Financial Information	
Assumable:	No
Loan Qualify:	Does Not Apply

Prepared By: Jeromy Landress

Copyright 2025 MLSOK, Inc. All Rights Reserved.

Date Printed: 02/23/2025

MLSOK, Inc. and its subscribers disclaim any representations or warranties of accuracy, currency, or reliability of any information on this website. All data is provided on an "as is" "as available" basis without liability and should be

independently verified. Information is subject to copyright and cannot be transmitted, framed, copied, or altered without the express written permission of MLSOK, Inc

Printed on February 23, 2025