

Cross Property 360 Property View

12670 State Highway 39, Blanchard, Oklahoma 73010

Listing



Residential

MLS#: 1160177	Status: Incomplete
Address: 12670 State Highway 39, Blanchard, OK 73010	Type: Single Family
Addition: 0	List Price: \$629,000
Area: _____	Close Price: _____
Assess Acct#: 00000406N04W000600	LP\$/SQFT: \$174.24
Land SqFt/Dim: 253,650	Acre: 5.823
Lot: 0.0 Block: 0	
Directions: Will GPS	

General Information

Beds: 4	SF MOL: 3610 / Builder	Res Items: No
Baths: 4.1	Year Built: 2021	Disclosure: Yes
Building Design: Modern Farmhouse	Heat: Central Gas	Warranty: _____
Living: 1	Level: ONE	Cool: Central Elec
Dining: _____	Const: Brick & Frame	FirePlace: 1 / Wood Burn
Lot Desc: Pasture/Ranch, Rural	Foundation: SLAB	Access Feat: _____
Pool Features: _____	Pool Private: _____	Flood Ins: _____
	Roof Ty / Yr: Composition	Pool: No
Garage: 3 / Attached	Fence: _____	Pool Level: _____
Prop Build Status: Existing	Est Date Comp: _____	Pass: At Close
Tax: \$9.00	Qualify: D	Livestock: _____
	HSE: No	Hist Desig: No
		Prop Faces: _____

Remarks:

Experience the perfect blend of luxury and rustic charm in this breathtaking 3,600 square-foot Modern farmhouse. Nestled on 5.8 acres of wooded land, this custom-designed home offers everything you need for country living and all the modern luxuries. This house is custom with lots of extras including a walk in Butler's pantry with granite countertops, full walk in double shower in Master with free standing bath tub, 4 bedrooms with in suite bathrooms and a separate large office space. Includes oversized bonus room upstairs. 3 car oversized garage with epoxy coating on the floors. This home is a true masterpiece, combining thoughtful design with high-end finishes. Don't miss your chance to own this one-of-a-kind farmhouse retreat. Schedule a private tour today!

Schools

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

Additional Features

Exterior Feat: **Covered Patio, Covered Porch** Parking: _____
 Storm Shelter: **No** Study: **Yes**

Office and Showing Information

Terms: _____	LBox: Combination	Internet: Yes / Yes / Yes
Show Instr: ShowingTime	S Cond: None	Occupied: No
List Type: Exclusive Right to Sell		Service Type: Full Service
List Agent: 176547/Jeromy Landress		List Broker: PPRL01/Platinum Peak Realty Inc.
Agent Lic#: 176547		Broker Lic#: 210331 - Jeromy Landress
Agent Phone: 405-641-4064		Office Phone: 405-301-7700
Agent Email: landressjeromy@gmail.com		Office Fax: _____
Agent Cell: 405-641-4064	Agent Fax: _____	Office Web: _____
Agent Web: http://www.platinumpeakrealtyinc.com		

L/Ofc Remarks:

This home was started in 2021 and construction stopped at the end of the framing stage. It was then repossessed by the bank and sold at sheriffs' sale. It was purchased in 2024 and finished at that time. There were several issues that had to be fixed as the build was not complete. Since completion a structural engineer has inspected the house, and seller has been provided with documentation that is attached showing a clear framing and foundation inspection.

Listing Information

List Date: **03/17/2025** DOM: **0** Pend Date: _____ Expire Date: **03/20/2026**
 Original List Price: _____ **On Market Date:** _____

Financial Information

Assumable: **No** Loan Qualify: **Does Not Apply**

Prepared By: **Jeromy Landress**

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