



17304 E 176th St S, Bixby, OK 74008

Seller's Favorites:

- Private runway in front of house
- Entry with waterfall & grotto
- Large enough for a big family
- Space for livestock
- Spectacular view
- Peaceful & quiet
- Pool House with full kitchen, bath, & bar
- Large storm shelter
- Screened porch
- Wraparound deck
- Large game room
- 2 Full wet bars
- 2 fireplaces
- 2 additional building sites (1 platted & 1 unplatted)

Age of Systems/Recent Updates:

- HVAC (3 Systems) -
 - Upstairs (2020)
 - Downstairs Living (2023)
 - Downstairs Bedrooms (2022)
- Water Heater (2) - 2021 & 2014
- Newer Roof - 8 months old
- New Pool Pump
- Re-Tiled Pool

Contact Jessica Smith with Questions at 918-430-6282