



409 Sargear Ave, Locust Grove, OK 74352

- » Beds: 2 | Baths: 1 Full
- » MLS #: 2402666
- » Single Family | 896 ft² | Lot: 2,614 ft²
- » More Info: 409SargearAve.lsForSale.com



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\$ 69,400



Unique Tiny Home Opportunity - Ready for Your Finishing Touches! Seller is willing to fix home to pass financing at an increased price! Discover the magic of this remarkable transformation! This property has been ingeniously converted into a cozy 2bd/1ba home, offering endless possibilities for your imagination. Inspired by the vision of a local enthusiast, this space was originally designed to be the ultimate art retreat, for art lovers to sip wine & show their creativity. Plans changed so Authentic Construction converted the floorplan to be the perfect cozy cottage. Step into the open floor plan, bathed in natural light streaming through 2 lg picture windows in the living & dining area. The kitchen space is a blank canvas awaiting your personal flair. With some plumbing & electrical in place, add cabinets, countertops, appliances & a sink to create your culinary masterpiece. The spacious full bathroom is already completed, boasting a tub/shower combo, vanity, toilet & a tankless hot water heater. The master bedroom features a lg closet, while the 2nd bedroom is ideal for an office or child's rm, providing versatility to suit your lifestyle. Every detail has been carefully considered, from the gutted structure to the addition of walls, ceilings & sheetrock/bead board walls. New windows flood every room w/natural light, complemented by recessed light fixtures & ceiling fans for optimal comfort. All new plumbing & electric have been

