

**WELLSTONE 1
8201 EAST FREEPORT
BROKEN ARROW, OKLAHOMA**

WELLSTONE AT FOREST RIDGE

LIVING ROOM:

- 9'-0" / 12'-0" ceilings
- Wood burning fireplace w/ gas starter
- Granite fireplace
- Clear Story Windows
- Easy maintenance floors ceramic tile / carpet
- Built-in shelves

DINING ROOM:

- 9'-0" ceilings
- Decorative arches
- Panel molding

MASTER BEDROOM:

- 9'-0" / 11'-0" vaulted ceilings
- Full glass door to patio
- View of Golf Course

MASTER BATH:

- Clear story window
- Cultured Marble Tub
- Large cultured marble shower w/ seat
- Granite counter tops
- Large walk-in closet with cubby storage

TWO BEDROOMS: DOWNSTAIRS

- Pullman bath
- Clear story windows in bath
- Cultured Marble Tub & Surround
- Cultured Marble Lavatories
- Linen closet
- Walk-in closet w/ shelves

ONE BEDROOM: UPSTAIRS

- Full bath access

GAME ROOM:

- 6'-0" Glass doors
- 6' X 10' Balcony over looking Golf course & Green belt

SECOND FLOOR BONUS ROOM:

- 587 square foot

KITCHEN:

- Built-in electric oven w/ microwave
- 3cm Granite counter tops
- Under counter Lighting
- Gas cook top w/ electric option
- Dishwasher
- Center island with drawers and shelves

BUTLER'S PANTRY:

- Granite countertop
- Extra adjustable shelving storage

UTILITY ROOM:

- Gas or electrical connection for clothes dryer
- Extra built-in cabinets
- Built in coat/shoe rack

GARAGE:

- 3-Car garage
- 9'-0" wide garage doors w/ Remote openers

PATIO:

- Large imprinted /stained concrete patio
- Wood pergola

LAWN:

- Full lawn sprinkler
- Landscaping
- Full sod yard

GENERAL:

- House backs up to #16 Green
- Post-tension reinforced concrete slab
- Security System (burglar, fire, and smoke alarm)
- Vinyl windows, double glazed Low "E"
- 2x6 exterior walls, R22 insulation & R30 ceilings
- Two storage closets in hall
- Hot water tanks with timer controlled circulating pumps for instant hot water to all rooms
- 10 year mold warranty
- Square footage:
House 4,008
Garage 784
Total 4,792

**WELLSTONE 1 SALE PRICE
\$525,000.00**