

Cross Property Agent Full



Residential

MLS#: **1079292**
 Address: **36 Spruce Court, Broken Bow, OK 74728**
 Addition: **Pine Hill West**
 Area: County: **McCurtain**
 Assess Acct#: **0198-00-000-044-0-000-00**
 Land SqFt/Dim: **67,997 / 351x242x287x209**
 Lot: **44** Block: **00**

Status: **Active**
 Type: **Single Family**
 List Price: **\$985,000**
 Close Price:
 LP\$/SQFT: **\$529.57**
 Acre: **1.561**

Directions: **11 Miles N of Broken Bow OK is the STVR Capital of OK. get to Hocatown, turn left on Camp Ranch Rd, go up the hill, take 4th left, look for Hidden Pond Lodge signage, take a R to the private driveway.**

General Information

Beds:	4	SF MOL:	1860 / Tax Assessor	Res Items:	No
Baths:	3.1	Year Built:	2017	Disclosure:	No
Building Design:	Traditional	Heat:	Central Gas	Warranty:	
Living:	1	Level:	ONEH	Cool:	Central Elec
Dining:	1	Const:	Brick & Frame	FirePlace:	1 / Gas Logs
Lot Desc:	Cul-de-Sac	Foundation:	SLAB	Flood Ins:	
Tot Rooms:	7	Roof Ty / Yr:	Metal	Pool:	No
Garage:	/ None	Est Date Comp:		Pos:	At Close
Prop Build Status:	Existing	Occup Status:	Vacant	Livestock:	
Tax:	\$6,856.00	HSE:	No	Hist Desig:	No
		Qualify:	N	Prop Faces:	

Remarks:

Hidden Pond Lodge (HPL) is a profitable short term vacation rental (STVR) under professional management. You can take the property private, you could self manage the property and/or change management companies. The current owner obtained the property two years ago and has revitalized, restored and enhanced the property to achieve maximum appeal to new and returning guests. In excess of \$100,000 has been invested in HPL. All financial data is readily available, HPL has grossed \$70,000 + for the last 2 years, new bookings and per night rates continue to increase. Our growing list of new and repeat guests leave 5 Star reviews and say, "this is the best Cabin we have ever stayed in and we can't wait to return with family & friends" ! HPL is listed on MLS for \$985,000. HPL was professionally appraised September 2023 for \$1,075,000. HPL is a "Turnkey" property, that includes all interior and exterior furnishings, fixtures, TiPi, the web site and immediate cash flow.

Schools

Elem: **Dierks ES** Middle: **Rector Johnson MS** High: **Broken Bow HS** Sch District: **Broken Bow**

Rooms Information

Additional Features

Appliances:	Dishwasher, Disposal, Microwave, Refrigerator, Washer	Range Type:	Electric
Interior Feat:	Laundry Room	Oven Type:	
Exterior Feat:	Covered Patio	Parking:	
Floors:	Other	Energy:	
Storm Shelter:	No	Study:	No
Utilities:	Cable, Electric, Gas, Septic Tank		

Office and Showing Information

Terms:	Conventional	LBox:	None	Internet:	Yes / Yes / Yr	Comp SB:	2.25%
Show Instr:	Listor Appt	S Cond:	None	Occupied:	No	BSB:	
List Type:	Exclusive Right to Sell	Service Type:	Limited Service	Var/Dual Rt:	No		
List Agent:	207375/Pamela Chyba	List Broker:	LWFI01/ListWithFreedom.com Inc				
Agent Lic#:	207375	Broker Lic#:	202050 - Pamela Chyba				
Agent Phone:	855-456-4945	Office Phone:	855-456-4945	Office Fax:			
Agent Email:	support@listwithfreedom.com	Office Web:	listwithfreedom.com				
Agent Cell:	855-456-4945	Agent Fax:					

L/Ofc Remarks:

See <https://bit.ly/2CQ49Ef>. For all showings & questions please call or text 2142055774.

Listing Information

List Date: **09/07/2023** DOM: **40** Pend Date: Expire Date: **03/07/2024**
 Original List Price: **\$985,000** On Market Date:

Financial Information

Assumable: **No** Loan Qualify: **No**

Prepared By: **Pamela Chyba**

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