

**FOR SALE**

# **EAST SIDE BLUFF**

—— Pocket Neighborhood ——

**3 Bed / 3 Bath Homes**  
*with shared communal space*

**Get in touch** for more information:  
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**720 E. 4<sup>th</sup> St. Sulphur Oklahoma 73086**



# **720 E. 4<sup>th</sup> St. Sulphur Oklahoma 73086**

- 1 of 8 homes in a Community Pocket Neighborhood.
- All lots are approx. 55' x 100' with an additional 50' of lot length for combined shared community use. Shared common space has pavilion and room for community gardens / other.
- 3BR / 3Bth 2,100 SF
- 1<sup>st</sup> floor: 2BR / 2Bth 1,400 SF
- 2<sup>nd</sup> Floor: 1BR / 1Bth w/ kitchen Bonus room, bed room, apartment
- Shared laundry room – separate side entrance.
- 2 separate HVAC systems (one for 1<sup>st</sup> floor, other for 2nd floor).
- 2 car Car-port.

Well built – superior build out

Above standard examples:

The house is “smart wired” with both CAT 5 and RG 6 wires throughout to multiple terminal points.

2” x 6” stud construction thru-out – superior insulation.

Metal roof

8’ wide front porch – sized for visiting with neighbors

EXTENSIVE number of build-outs – bedroom armories with drawers - 2 Large Box windows with storage drawers – Baths with extensive shelving – entrance mud room with storage – under the stairs build-outs.

Interior enhanced bathroom serves as a Storm Shelter.

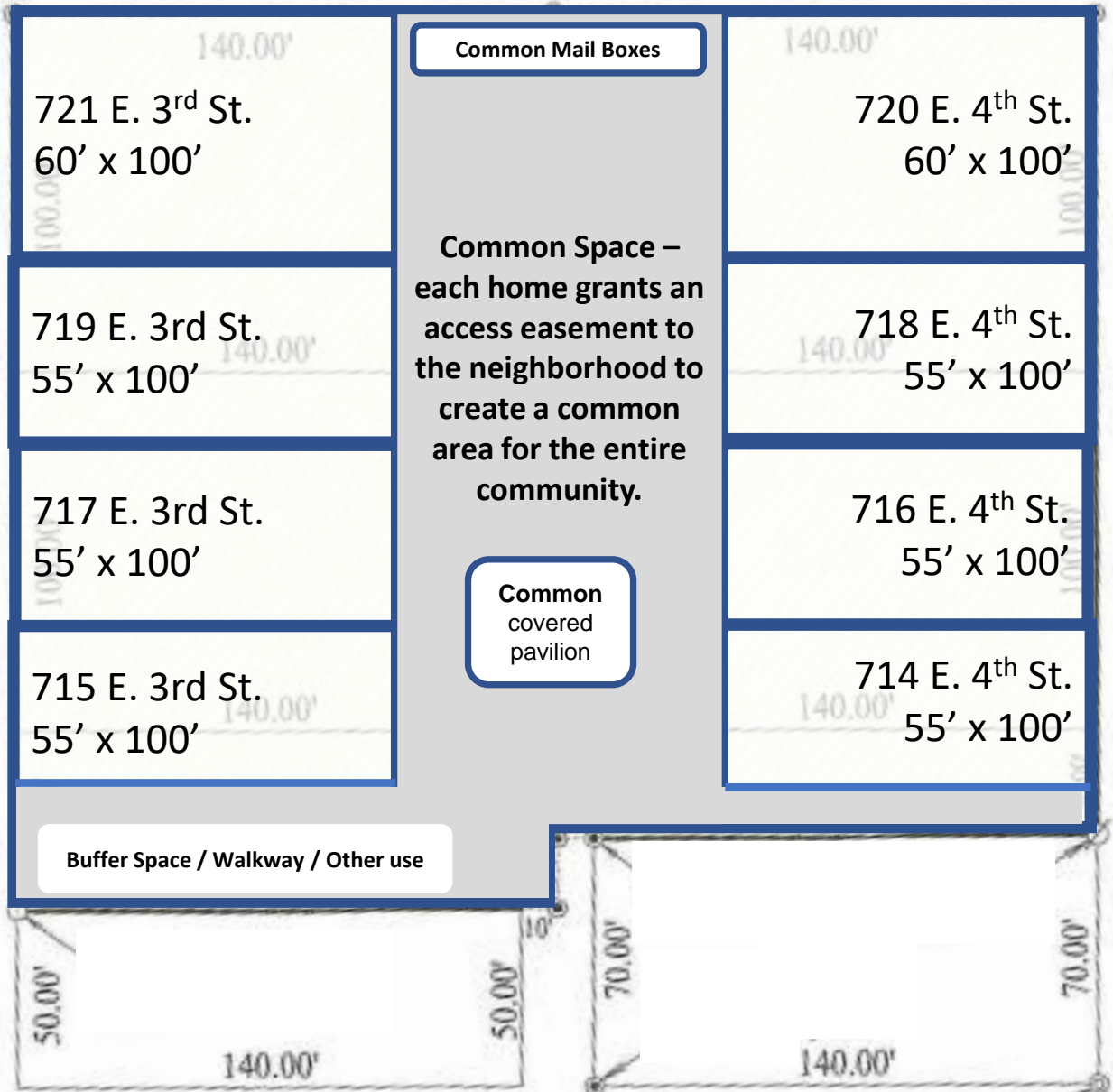
All Kitchen appliances.

Window blinds thru-out.

Access to community common space that is shared by the entire neighborhood.

## East Side Bluff

### Area available for improvements vs. Common Area space



**Common Space – each home grants an access easement to the neighborhood for the center 50' of each lot; creating a 100' wide x 230'+ common area for the entire community – including a 25' wide easement on the south side of 715 E. 3<sup>rd</sup> St. for underground power line easement and a buffer space / walkway / other use, and including a 5' wide easement on the south side of 714 E. 4<sup>th</sup> St. for a buffer space / walkway.**





**BUILDING AREA CALCULATIONS:**

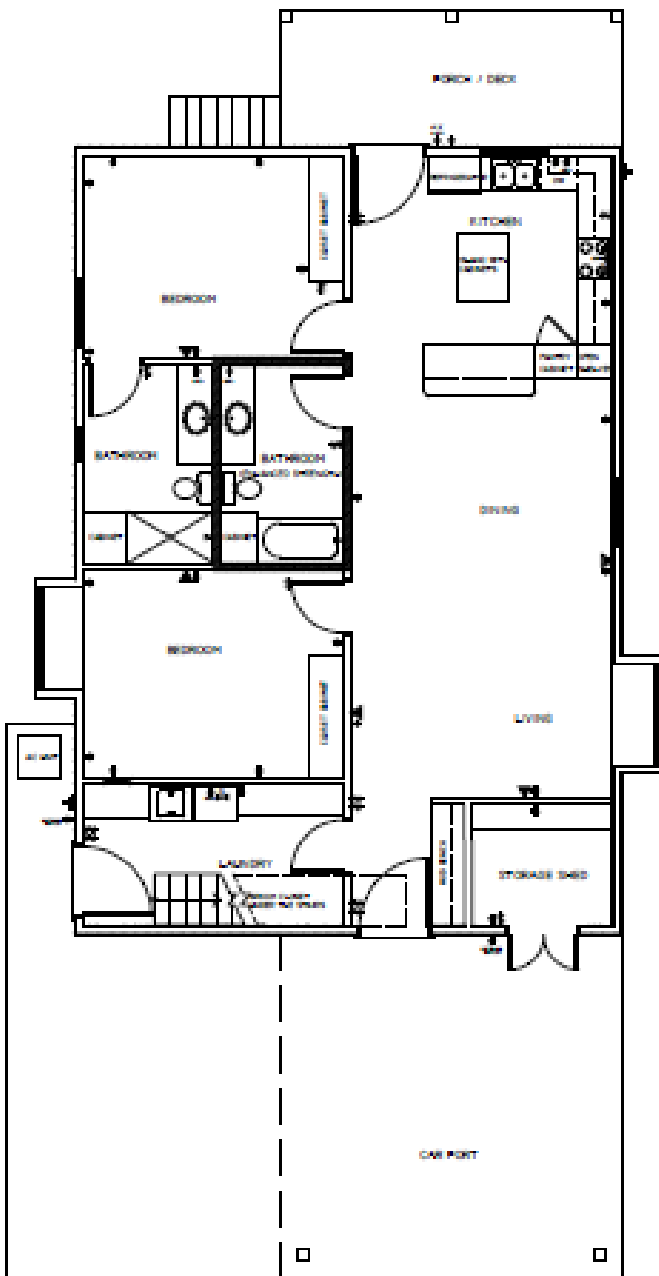
1ST FLOOR LIVABLE/INTERIOR AREA = 1,350 S.F.  
2ND FLOOR LIVABLE/INTERIOR AREA = 648 S.F.  
TOTAL BUILDING FOOTPRINT = 2,060 S.F.  
TOTAL COVERED AREA = 2,060 S.F.  
TOTAL LIVABLE AREA BOTH FLOORS = 1,998 S.F.  
TOTAL GROSS AREA BOTH FLOORS = 2,972 S.F.

**720 E. 4<sup>th</sup> St. Sulphur Oklahoma**

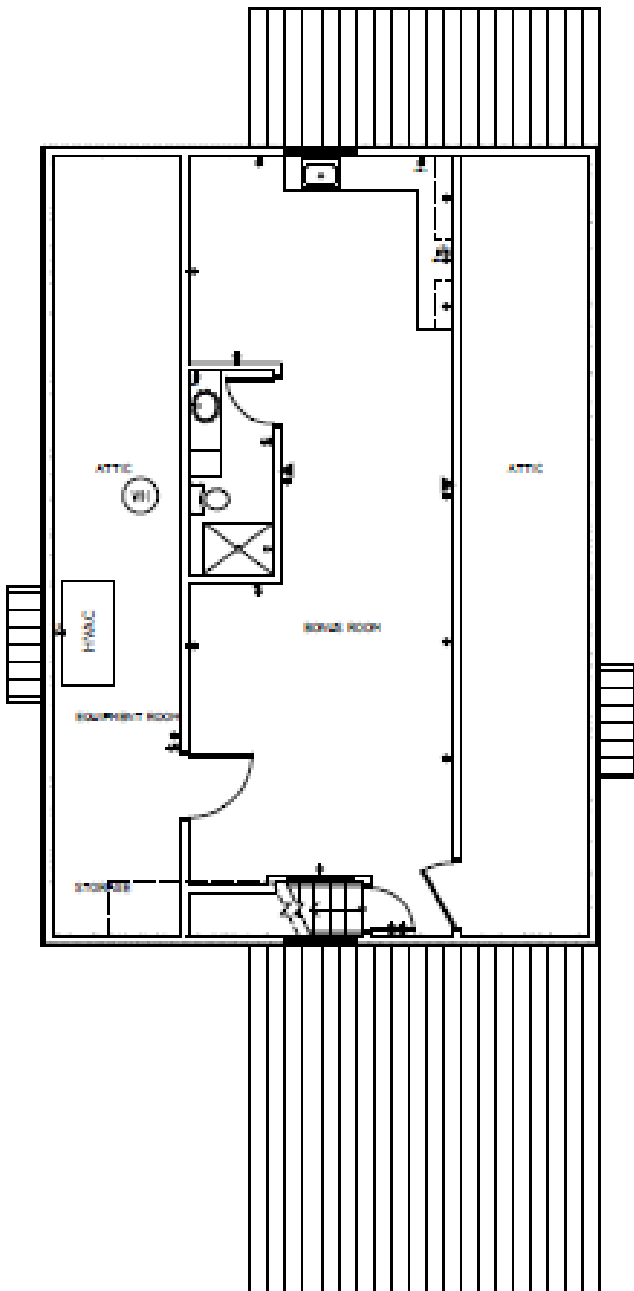
**BUILDING DIMENTIONS:**

HOUSE FOOTPRINT IS 46'X32' = 1,472 S.F.  
CARPORT IS 20'X20' = 400 S.F.  
PORCH/DECK IS 20'X8' = 160 S.F.  
BONUS ROOM IS APPROXIMATELY 45'X15' = 675 S.F.

1<sup>st</sup> Floor



2nd Floor







Carport entrance and entrance hall mud room / coat rack



Great Room; Living , Dining room

Box Window with Built-ins



Kitchen





# Master Bedroom with built-ins and private master bath





1<sup>st</sup> floor Bedroom with Box Window and built-ins

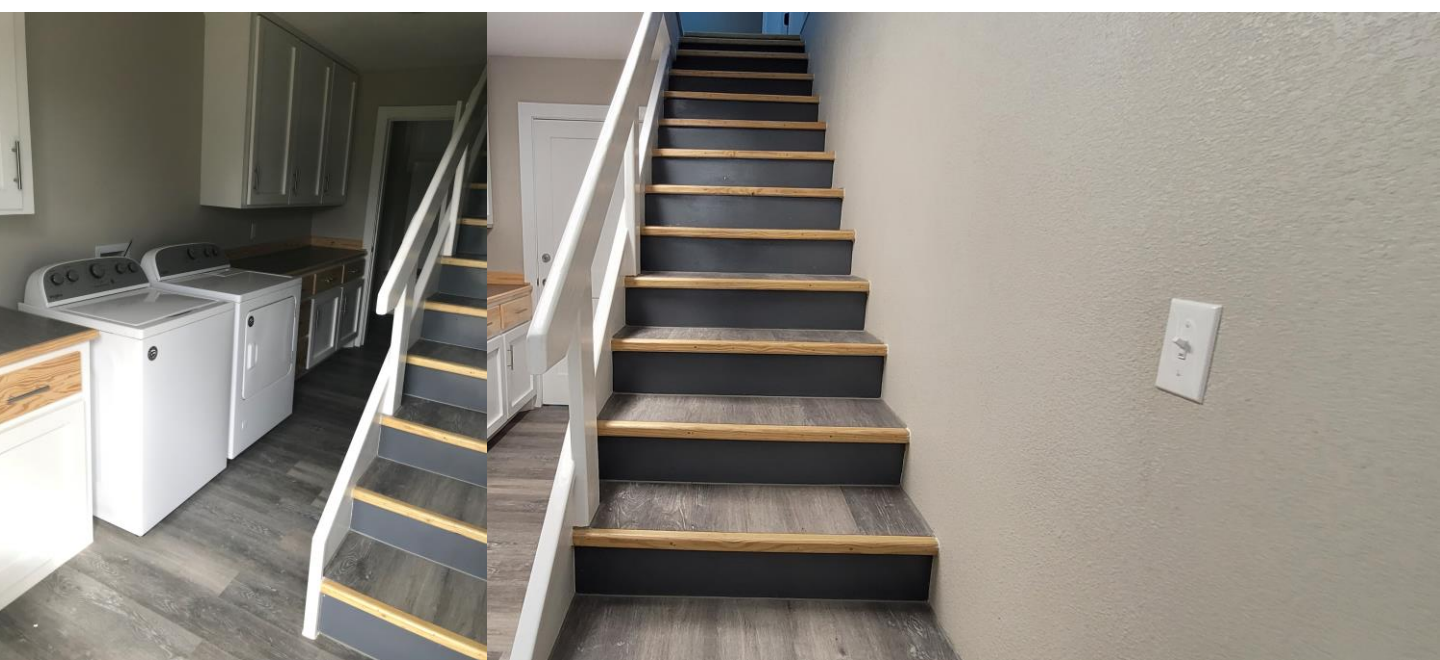


1<sup>st</sup> floor interior Bathroom with Tub – reinforced construction.





Laundry Room with separate side entrance, stairs to 2<sup>nd</sup> floor



2<sup>nd</sup> Floor Bonus Room with Kitchen and Bath





2<sup>nd</sup> Floor Kitchen



2<sup>nd</sup> Floor Bath

