

A Serene Victorian Country Estate

on the Blue Side of Lake Eufaula

270 Acres M/L • 4 Bedrooms (2 Master Suites) • 3 Full Baths + Powder Room • 3,544 SF Living Area

Built by Justin Fitzer • Haskell County, Oklahoma



Property Overview

Anglers, outdoorsmen, bird watchers, wildlife lovers, and naturalists will find their paradise in this exceptional 270-acre M/L country estate, nestled on the southwest hillside of Sandy Ridge — just southeast of Eufaula Dam, where the Canadian River runs deep and the crappie and bass fishing is legendary.

Positioned on the coveted “blue” side of Lake Eufaula, just east of Brooken Cove, the property sits just one mile from Eufaula Dam and one mile from two U.S. Army Corps of Engineers boat ramps and parks — Lady Bird Landing and Brooken Cove — where the river channels reach 60 feet deep. Carlton Landing is just 20 minutes away. All access is via paved roads.

The Victorian-inspired farmhouse faces southwest, commanding sweeping vistas of Brooken Mountain, wooded hills, and striking large rock formations. Three ponds, two wet-weather creeks, one full-time creek, and acres of wooded trails woven through pasture make this property as functional as it is breathtaking. Deer are so accustomed to the peace and quiet here that they come right into the yard and can be hand fed.

Appraiser-Measured Square Footage

Area	Square Feet
First Floor Living Area	1,621 SF
Second Floor Living Area	1,344 SF
Third Floor / Bonus Area	579 SF
Total Living Area	3,544 SF
Wrap-Around Screened Porch	2,833 SF
Second-Story Composite Trex Deck	248 SF
Three-Car Attached Garage	708 SF

Exceptional Construction

Masterfully built by Justin Fitzer and engineered to last generations:

- Foundation: 4,500-pound concrete slab piers at every corner with 8-foot pier holes; 10-inch thick slab reinforced with 3/4-inch rebar; footing 2 feet wide and 4 feet thick
- Framing: All load-bearing walls built with 2x6 construction; second story built with a silent floor system
- Windows: All double-paned, above-standard with reinforced majors
- Doors: Five leaded-glass exterior doors — to the garage, dining room, living room, and two to the second-floor observation deck — plus two wood-paneled exterior doors
- Gutters: LeafFilter with transferable warranty

Two Master Suites

This home offers the rare luxury of two beautifully appointed master suites — one on each floor — each with its own walk-in closet, double-sink vanity, jetted tub, shower, and tile flooring.

First-Floor Master Suite

- Spacious carpeted bedroom with recessed tray ceiling, ceiling fan, and recessed lighting
- Built-in bookcase; private exterior door to the wrap-around screened porch
- Walk-in closet doubles as an interior tornado safe room / gun room
- Spa bath: double sinks, jetted tub, separate shower, generous storage, tile flooring

Second-Floor Master Suite

- Spacious carpeted bedroom with ceiling fan, recessed lighting, and gas-log fireplace with mantel
- Large windows on two sides with wooded views
- Leaded-glass door with side lights opening to second-story Trex deck — perfect for watching sunsets over Broken Mountain
- Large windows on two sides with wooded views
- Walk-in closet; spa bath with double sinks, jetted tub, shower, generous storage, tile flooring

First Floor

Living Room

- Gas-log brick fireplace with mantel; hardwood floors
- Leaded-glass door to wrap-around screened porch
- Large windows with wooded views; ceiling fan; recessed lighting
- Indirect accent lighting with remote control

Dining Room

- Open to the kitchen; hardwood floors
- Leaded-glass door with side lights leads to wrap-around screened porch; large windows
- Stunning crystal chandelier from Garbe's in Tulsa — conveying with the home

Kitchen

- Granite countertops; soft-close cabinet doors; seeded-glass upper cabinets
- Pull-out shelves in select cabinets; corner lazy Susan in lower cabinet
- 5-burner built-in gas cooktop; double electric ovens, one of which is a convection oven
- Bosch dishwasher; countertop microwave oven stays with the house
- Movable island currently is used as a coffee bar in the center hallway
- Hardwood floors and ceiling fan; opens directly to dining room

Walk-In Pantry

- Spacious room adjacent to the kitchen with second door directly to the garage (easy grocery unloading)
- Space for extra refrigerator and freezer; generous adjustable shelving; broom closet

Powder Room

- Granite countertop; large mirror; storage cabinets and drawers; hardwood floor

Laundry Room

- Large sink with countertop; cabinets for storage; tile flooring

Center Hallway

- Built-in bench and storage at garage entry; lighted storage under stairs; hardwood floors
- Generous space for a desk, table and chairs, or additional storage

Wrap-Around Screened Porch

- An extraordinary 2,833 SF spanning three sides of the home
- Accessible from the first-floor master suite, living room, and dining room
- One double screen door and two single screen doors to the yard
- Sweeping views of Broken Mountain, wooded hills, and rock formations

Three-Car Attached Garage (708 SF)

- Leaded-glass entry door faces the front yard at the driveway
- Exterior wood door to the back yard
- Door to kitchen pantry for easy grocery unloading
- Door to mudroom leading to the central hallway

- Three electric overhead garage door openers

Second Floor

Vaulted Living Area / Game Room

- Vaulted ceiling with wooden beam; ceiling fan and recessed lighting
- Large Palladian window with beautiful views; carpeted
- Leaded-glass door to the second-story Trex observation deck

Second-Story Trex Deck (248 SF)

- Composite Trex flooring and railing
- Shared access from second-floor master suite and living area
- Panoramic views of Broken Mountain and spectacular sunsets

Bedrooms #3 & #4

- Each carpeted with ceiling fan/light and nicely sized closet with shelving

Full Bath off Hallway (serving Bedrooms #3 & #4)

- Vanity with two sinks; 6-foot jetted tub; shower; privacy door; tile floor
- Storage: shelves, drawers, and cabinets

Third Floor / Bonus Area (579 SF)

- Fully finished — painted, carpeted, and climate-controlled with heat and air
- Carpeted staircase; two charming hexagonal windows
- Ideal for crafts, hobbies, studio, or storage — or easily converted to additional bedrooms

Systems & Mechanicals

System	Details
Cooling	Two 5-ton units
Heat & Cooking Gas	ONG natural gas
Water Heaters	Two Navien tankless units
Water Treatment	Kinetico whole-house water filtration & softener system has a transferrable warranty
Water Supply	Haskell County Rural Water District
Sewer	Septic system
Generator	Generac whole-house gas generator
Electric	Cookson Hills Electric
Internet	Fiber-optic high-speed internet available
Irrigation	Timed drip system for front gardens and vegetable beds in front yard
Weather	Wireless weather station

Gardens & Outdoor Features

- Fenced garden area with two raised beds and integrated drip irrigation
- Timed irrigation system also serves the front gardens
- Pear, plum, and wild plum trees; wild blackberries
- Redbuds and white and pink dogwoods
- Two chicken coops

The Land — 270 Acres M/L

Water Features

- Three ponds; two wet-weather creeks and one full-time creek

Timber & Natural Landscape

- Pine, oak, walnut, elm, birch, and sycamore
- Wild plum trees and wild blackberries; white and pink dogwoods
- Stunning large rock formations visible from the home and porch

Wildlife

- White-tailed deer — so abundant and accustomed to human presence they can be hand fed
- Ducks, quail, turkeys, rabbits, squirrels, and abundant bird life throughout

Mineral Rights

- Two producing gas wells on the property
- Seller owns 3/4 of the minerals, which convey with the land

Location

Destination	Drive Time
Eufaula Dam	1 mile / ~5 minutes
Corps of Engineers Boat Ramps & Parks	1 mile
Carlton Landing	20 minutes
Stigler	25 minutes
Eufaula	25 minutes
Muskogee	45–60 minutes
McAlester	45–60 minutes
Tulsa	2 hours

All access via paved roads. Broken Fire Department is constructing a new firehouse approximately two miles from the property.

Debbie Durkee, REALTOR, ALC, CRS

National Land Realty

4915 S. Newport Avenue, Tulsa, OK 74105

918-416-7609