

CENTURY 21
Wright Real Estate

Premier Property Showcase

TURN KEY RESORT AT LAKE TENKILLER



Own your own Private Compound or Resort on 9 Private and Secluded acres at Beautiful Lake Tenkiller near Sixshooter Marina! This one of a kind Turn Key Resort is currently operating as a Bed and Breakfast year round. Its off the beaten path location allows for peaceful and relaxing stays in individual hotel style rooms with private porches/decks. A total of 3 Cabins with 5 Private Suites with amenities such as coffee maker, mini fridge, Terrapin Peak Robes, luggage racks, etc...

MORE INFO AT WWW.TERRAPINPEAK.COM

This Property Proudly Presented by:

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The 5133 square foot Main house also has private residence area upstairs, or more potential rental space. It is well proportioned with an oversized master suite and private screened in porch/deck with gorgeous views! It has a whole house generator in case of power failure. This eclectic Styled Chalet will capture your imagination as soon as you approach the 8 foot double wooden doors that stand in front of the engraved name sake, an artistic etching of a Terrapin that will greet you and your guests before entering! As you step through the

beautiful doors you will immediately feel comfortable in the "Common Area" that boasts 10 ft ceilings, and walls of windows that overlook an oversized front porch, and a native rock patio that doubles as a Grill Master area. Your guests will gravitate to this spot to enjoy the scenic view of bedrock that acts as a natural flow for rain water that ends in a small water feature that the local deer use as a watering hole.



The Downstairs/Common Area is set up for Entertaining Guests with a Billiards Area complete with regulation size table and accessories. This area also has a fully equipped Theater Room with surround sound and hundreds of DVDs for all ages and tastes. It has 2 handicap accessible bathrooms on the main floor. This area includes a Dining Area that seats an ample amount of diners. The 10 ft long granite 2 tiered bar area comes fully equipped with glassware and bar equipment.



Just off the dining area you will find the well appointed Commercial grade kitchen with everything you need to prepare a Gourmet Meal. It also has ample storage and cooler space. Although it currently is a Bed & Breakfast the options are limitless! It will easily work as a Wedding Venue, Concert site with overnight accommodations, a Private Resort for anything from a Corporate Retreat to a Nudist Colony! This property boasts a whole house generator! With over 50 parking spaces and room to add more cabins the potential is truly up to your imagination!



Ideas for additional uses include Church Camps or Womens/ Men's Retreats, Substance Abuse/Rehab Facility, Nudist Colony(they are making a come back!), Wedding Venue with onsite overnight accommodations, Yoga Retreat! (I want to be the first guest!), Training Facility for cooks/service industry, Private Counseling for any number of issues that would require several days or longer such as Marriage Counseling Retreats, Couples Therapy, Team Improvement Retreats, and so much more!

PROPERTY CHARACTERISTICS AND SPECIAL FEATURES

- 9 Acres
- Beautiful Lake Tenkiller
- Sixshooter Marina Nearby
- Endless Possibilities!
- Commercial Kitchen
- Main House w/ Theater Room & Private Residence
- Privacy & Seclusion
- No Zoning!
- Whole House Generator
- 40X60 3 Bay Insulated Shop



Cabin #1 aka Cozy Turtle has its own private Kitchen, Dining Room & Living Room and boasts Vaulted Ceilings and windows galore! The private suite has a King sized bed and a large soaking tub. The wraparound, oversized porches are a favorite spot to sit and get "cozy"

Cabin #2 aka Scenic Turtle has Suite A with a King size bed, wonderful view from back deck and much more. Suite B also has a King size Bed and access to the back deck.

Cabin #3 aka Snappy Turtle sits off by itself and has beautiful shade trees that help you feel like you are in your own private park. Suite A has a King Sized bed in a spacious layout. One of guests the favorite spots is the porch swings that are on each private covered porch. Suite B has a Queen size bed and enjoys an abundance of wildlife sightings.



This property comes fully equipped with tractor, supplies and most implements to maintain. All of which can be found stored in the 40x60 3 Bay Insulated shop with 14 foot overhead roll away doors. In bay #1 you will find additional space that could be rented or utilized for living. It is fully insulated and sheetrocked and has Heat & Air a full bathroom and laundry facilities. Currently this doubles as the Housekeeping space. The second and third Bay are open with tons of storage and gives access to an upstairs loft area for additional storage.

THIS PREMIER PROPERTY IS PRICED AT \$1,387,500

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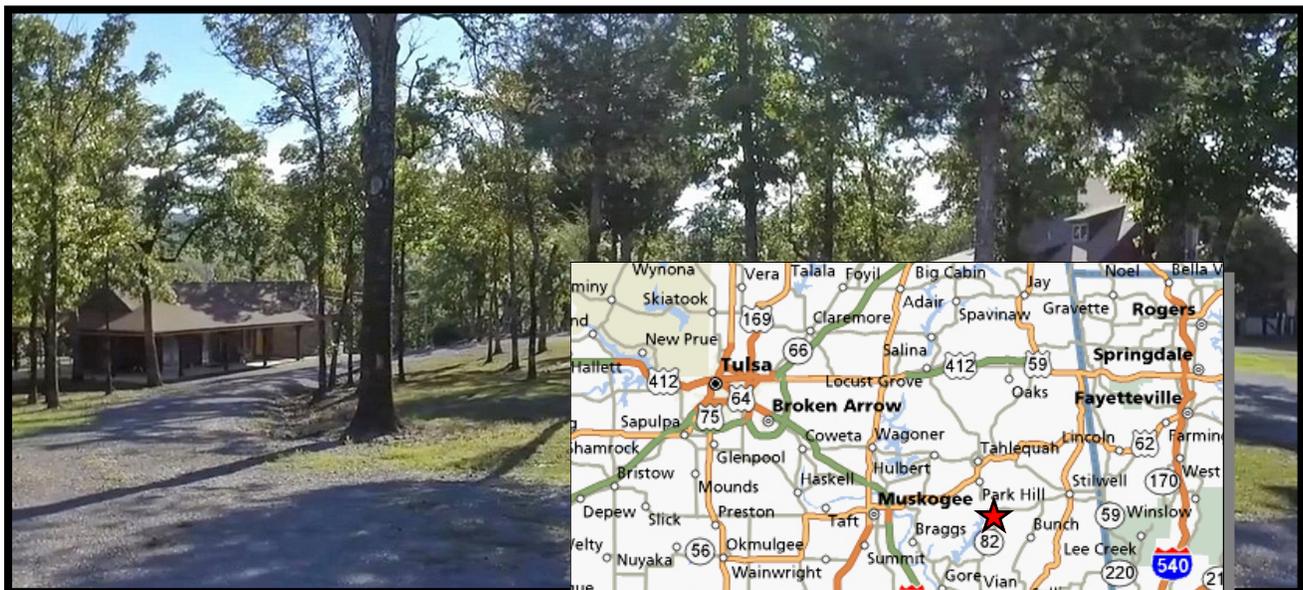
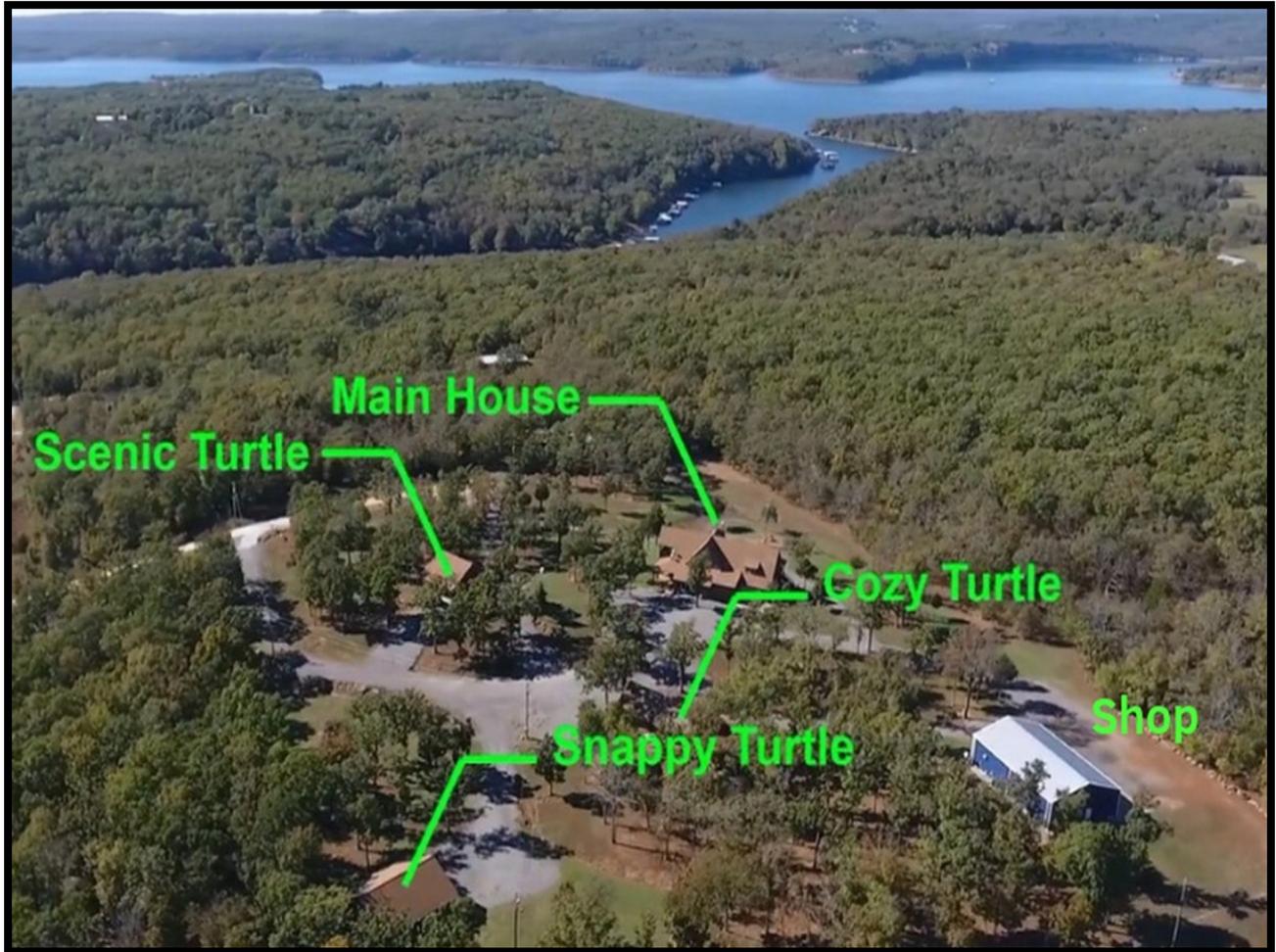
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**AN OUTSTANDING
LOCATION!**

