

# 454 Whitetail Road

Kansas, Ok 74347



**List Price:** \$399,000  
**MLS#:** 1217853  
**Beds:** 3  
**Baths Full:** 2  
**Garage:** 2  
**Square Feet:** 2,500  
**Price / Square Foot:** \$159.60  
**Subdivision:** Flint Ridge 1  
**Type:** Residential  
**Built:** 2022  
**County:** Delaware  
**School:** Kansas

## Description

Flint Ridge Resort new construction 2500sf, one-level home on 1.3 acres! Many upgrades in this spacious home with an open floor plan and split bedrooms. Master suite has a bath spa shower & soaker tub and endless hot water with a tankless water heater. Dual split-zoned HVAC, pellet stove w/thermostat control, KT has upgrade Z-Line appliances, dual-fuel range, 6-burner gas stovetop, pot filler, granite counters throughout. Laundry room granite counters w/sink. Oversized garage & attic storage, generator plug service box 50-amp, RV storage w/hookup. A wilderness lifestyle in 7,000-acre gated community on the Illinois River where ATVs are a way of travel! Amenities incl canoes & kayaks w/shuttle, fishing, two private lakes, golf, restaurant, clubhouses, pools, 24-hour security. Located between NW Arkansas & Tulsa, OK easy access from Cherokee Turnpike/Hwy 412.

## Property Details

Lot Size	1.25 Acres
Air Condition	Central Air,Electric,High Efficiency
Amenities	Attic, Built-in Features, Ceiling Fan(s), Cathedral Ceiling(s), Granite Counters, Split Bedrooms, Walk-In Closet(s)
Appliances	Some Gas Appliances,Convection Oven,Dishwasher,Electric Oven,Microwave,Oven,Range Hood,Self Cleaning Oven,Tankless Water Heater,Ice Maker Connection
Exterior	Other,Concrete,See Remarks
Fencing	None
Fireplace	Pellet Stove
Listed By	Crye-Leike REALTORS, Siloam Springs