

2388 WEST 113TH
STREET NORTH
OSAGE COUNTY, OKLAHOMA

4 BED | 4 FULL & 3 HALF BATH | 6,486± SF | 40± ACRES

-EXCLUSIVELY PRESENTED BY G7 RANCHES-



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WELCOME TO
2388 WEST 113TH STREET NORTH

Set on 40± private acres in Sperry behind a gated entry, this 6,486± square-foot rock and brick estate (per county records) was built for two things that rarely share an address: multi-generational living and serious entertaining. With four bedrooms, four full and three half baths, and three full kitchens spread across the property, every generation has room of its own and every gathering has a place to happen. Around it all, the land is fully fenced, watered by a multi-pond system, and covered in good grass.



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THE SETTING

The approach sets the tone. A stone-pillared gate opens to a long private drive across open pasture, and the residence rises ahead in rock and brick beneath a layered roofline. Every one of the 40± acres is fenced, so the privacy you feel at the gate carries all the way to the property line, while Sperry and the north side of Tulsa remain close at hand.



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THE RESIDENCE

Rock and brick, built for gathering.

Inside, the main level is organized around the great room, where a two-story stone and brick wood-burning fireplace climbs toward the ceiling and a gallery landing looks down from above. Tall windows and a wide glass slider bring the pasture views indoors, and the room opens easily to the kitchen and wet bar, so a quiet family dinner and a houseful of guests feel equally at home. Rich wood trim, raised-panel millwork, and granite countertops throughout give the home a warm, crafted character. A formal dining room, a coffered-ceiling library, and a private primary suite round out a main floor that could stand on its own.



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THE KITCHEN

The main kitchen is built for a crowd, centered on an oversized island topped in granite and surrounded by generous raised-panel cabinetry, with a sunny breakfast nook overlooking the grounds. Nearby, a wet bar with a wine fridge and ice maker keeps drinks flowing without anyone crossing the cook's path. It is the first of three full kitchens on the property.



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LIBRARY & SAFE ROOM

Just off the foyer, the main-floor library and office pairs a coffered ceiling with built-in shelving, a quiet place to work, read, or close the door on a busy house. It connects to a 6.5' x 13' climate-controlled safe room behind a FEMA steel-reinforced door, dependable shelter from Oklahoma weather and a secure home for valuables.



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THE PRIMARY SUITE

The primary suite is a true retreat, with its own fireplace, a tray ceiling, and windows onto the pasture. The bath is finished for two, with his-and-her sinks and closets, a jacuzzi tub, and a walk-in double shower.



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THE UPPER LEVEL

A floor of its own for family, guests, and fun.

Upstairs, a second wet bar and Bose surround sound anchor a game room, easily a fifth bedroom, that connects to a dedicated craft room, with another bedroom and full bath nearby. At one end of the floor, a full guest in-law suite has its own kitchen, living room, and sunroom, right down to a private exterior stairwell, giving extended family or long-stay guests real independence. One more flight up, a third-floor home theater with a 119" × 80" screen turns movie night into an event and adds yet another dedicated place to gather.



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GARAGES & GUEST APARTMENT

Two separate garages keep vehicles, equipment, and projects organized: a heated 2-car and a climate-controlled 3-car. Above the 3-car garage, a private apartment with a full kitchen, a fireplace-warmed living room, a bedroom, and a bath stands ready for guests, extended family, or rental income.



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OUTDOOR LIVING

Out back, entertaining moves outdoors. A covered patio opens onto an Alfresco-equipped outdoor kitchen and a tall masonry fireplace, all set on brick pavers inside a wrought-iron-fenced backyard. It is built for hosting, from a weeknight dinner to the whole extended family on a holiday weekend.



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THE LAND

40± fully fenced acres, a multi-pond system, and good grass.

Beyond the backyard fence, the property opens into 40± acres of fully fenced pasture with good grasses and a multi-pond system that brings water to the land and life to the view. Whether it is put to work or simply kept as open space between you and the nearest neighbor, the land gives the estate its breathing room. The home has been kept current, too, with a new roof in 2016, HVAC systems installed within the last seven years, and water heaters replaced in 2018. For the buyer who wants room for family, room for guests, and room to grow, opportunity is knocking.



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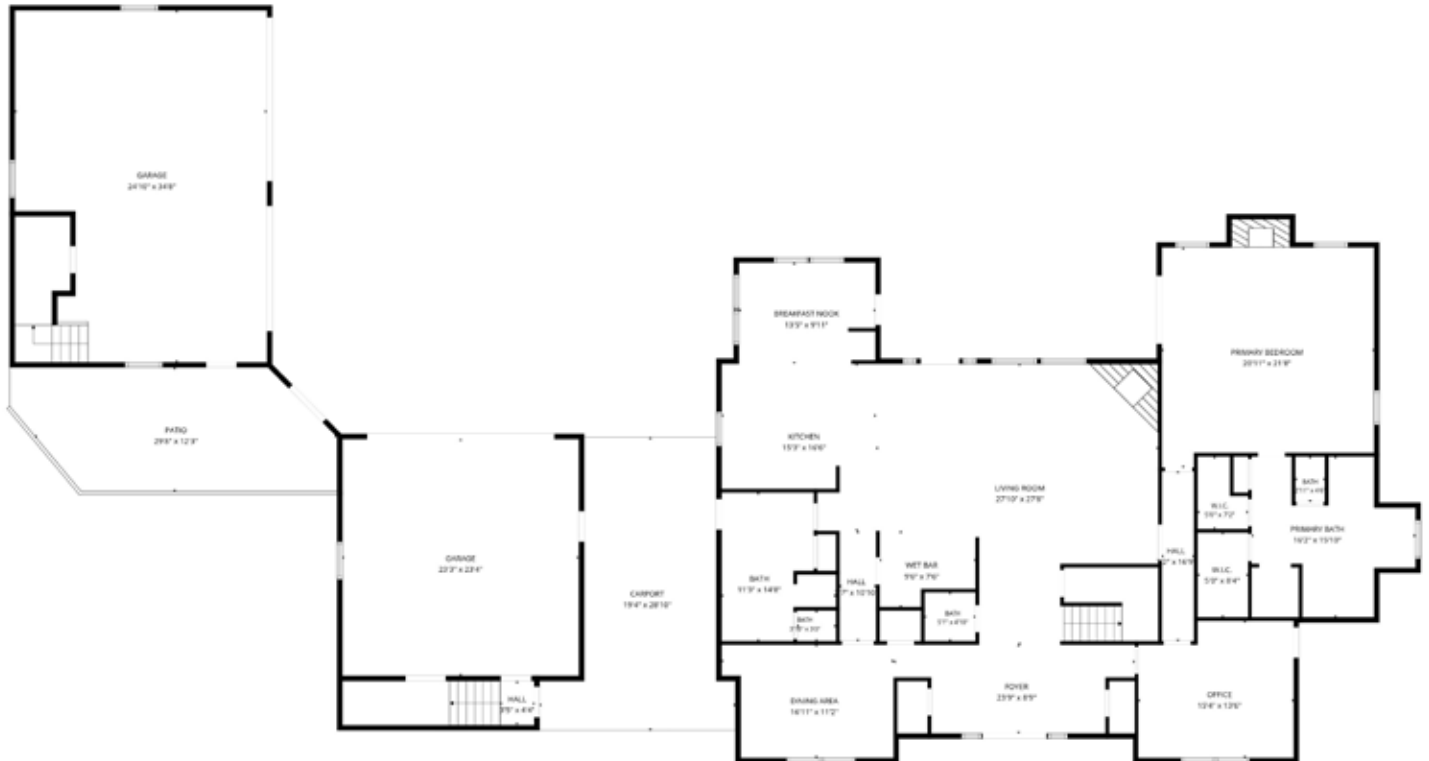


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First Floor



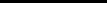
40 ±
ACRES

6,486±
SQUARE FEET

3 KITCHENS

2 GARAGES

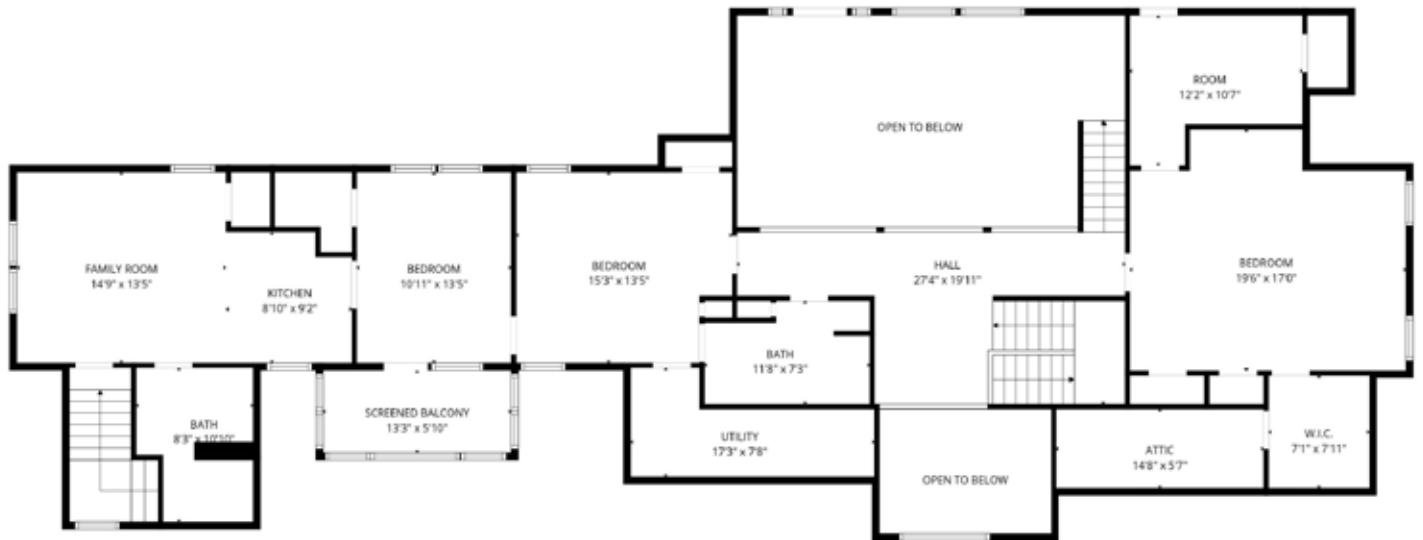
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Second Floor



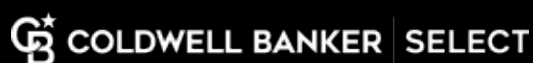
GARAGE APARTMENT



THIRD FLOOR



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PROPERTY HIGHLIGHTS

- 40± private, fully fenced acres in Sperry, Osage County, Oklahoma
- Multi-pond system and good grasses
- Gated entry and a long private drive
- 6,486± SF rock and brick residence (per county records)
- 4 bedrooms, 4 full and 3 half baths
- Three full kitchens across the property
- Great room with two-story stone and brick wood-burning fireplace
- Oversized kitchen island; granite countertops throughout
- Wet bar with wine fridge and ice maker
- Primary suite with fireplace, double shower, jacuzzi tub, and his-and-her sinks and closets
- Main-floor library/office with a 6.5' × 13' climate-controlled safe room behind a FEMA steel-reinforced door
- Upstairs game room (or fifth bedroom) with second wet bar and Bose surround sound, plus a craft room
- Guest in-law suite with its own kitchen, living room, sunroom, and private exterior stairwell
- Third-floor home theater with a 119" × 80" screen
- Alfresco-equipped outdoor kitchen and fireplace in a wrought-iron-fenced backyard
- Heated 2-car garage and climate-controlled 3-car garage
- Private apartment above the 3-car garage with full kitchen, bedroom, and bath
- New roof (2016), HVAC systems within the last seven years, and water heaters replaced in 2018



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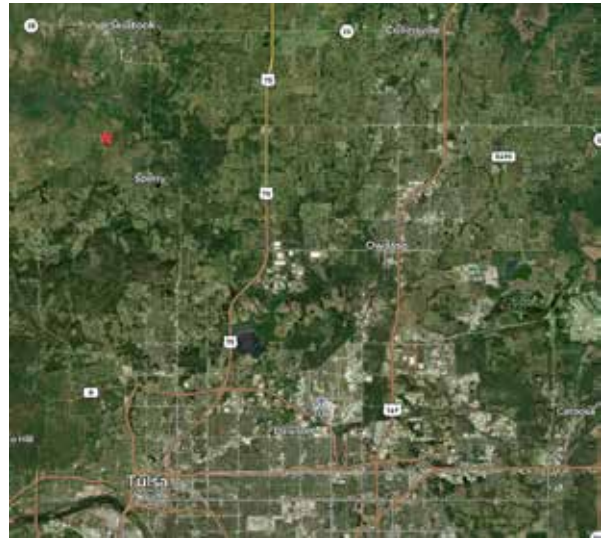
Location & Boundary

2388 West 113th Street North | Sperry, Oklahoma 74073

THE PROPERTY



THE LOCATION



BOUNDARY AERIALS



Boundary lines shown are approximate and for reference purposes only. They do not represent a survey. Buyer to verify acreage, boundaries, square footage, and all property details.



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