

# 1216 South Chestnut Avenue



Your New Home Waits for YOU Here in Turtle Creek!



Spacious Kitchen

The Living Room with a Warm and Cozy Fireplace PLUS Bookcases and "Light Tubes"



- 3 Very Spacious Bedrooms with each having a Walk-in Closet
- 2 Full and Beautifully Decorated Baths
- Very Large and Beautiful Living Room with Fireplace, Bookcases and "Light Tubes" for Natural Lighting
- Bright and Very Cheerful Dining Area
- Den with a Wood Burning Stove, Plenty of Windows for LOTS of Natural Lighting and a Wonderful View of the Private Green Area Behind this outstanding Home.
- GENERATOR to remain
- Great Kitchen with Plenty of Cabinets and Counter Top Space PLUS 2 Pantries, Double Oven Range
- 4' x 6' Built-in Safe Room in the Garage
- Work Shed in Backyard with Electric
- Beautiful Wood Deck and Swing in the Park Like Backyard
- NEWER Tilt-in Vinyl Windows throughout
- Sprinkler System
- Gutter Guards for LOW Maintenance Gutters

**UNION Schools**  
Peters Elementary  
Union Middle  
Union High School

Lot Size About 8,820\*  
Taxes About \$1,495.00\*  
Built About 1977\*  
About 1,838 Square Feet\*  
Mandatory HOA \$50.00\*  
(yearly)\*

\*according to court house records\*

For Current Pricing...More Details...or a Private Showing...

Please Call Art with "THE *Jiles* TEAM" at Coldwell Banker Select



**Art Jiles**

Broker Associate  
8522 East 61st Street  
Tulsa, Oklahoma 74133

**918.258.2298**

email: [artjiles@artjiles.com](mailto:artjiles@artjiles.com)



Visit [www.JilesTeam.com](http://www.JilesTeam.com) for complete information on this Fine Home and others

Ashley McConkay@918.809.8580 Mandy Kidd@918.857.4722 Laura Bateman@918.381.5492