



\$ 335,000



401 E Main St, Adair, OK 74330

- » Beds: 4 | Baths: 3 Full
- » MLS #: 2622807
- » Single Family | 3,671 ft<sup>2</sup> | Lot: 50,355 ft<sup>2</sup> (1.16 acres)
- » More Info: [401EMainSt.IsForSale.com](http://401EMainSt.IsForSale.com)



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Some properties offer square footage. This one offers a story, a setting & remarkable possibility. Prominently positioned on 1.16 street-to-street acres along Main Street/Hwy 28, this distinctive Victorian-inspired residence offers approximately 3,671 sq ft per tax records, w/4 beds, 3 baths, 2 offices, dining rm, Florida rm, 2 c.g. & 24x36 shop. Its Main Street exposure & expansive layout offers residential, dual dwellings, or commercial possibilities, subject to verification of zoning & permitted use. A gracious foyer showcases a sweeping wood staircase & detailed balustrade. To the left, the dbl doors open to an office w/a bay window & fireplace. To the right, the formal dining rm showcases a 2nd fireplace & bay window. Beyond the foyer, the home unfolds into an impressive family rm anchored by a floor-to-ceiling stone fireplace, rich wood mantel. The oversized kitchen is made for gathering, offering a lg sitting bar, gas cooktop, double ovens, abundant cabinetry & counter space, a breakfast area, built-in storage & 2 pantry spaces. A full shower bath completes the main level. Upstairs, the primary suite feels like a private wing w/its own staircase, 2 walk-in closets, an adjoining office, a full shower bath & a separate jetted-tub area. 3 additional bedrooms & another bath provide flexible space for everyone. Outside, the property extends from one road to the next & includes a fenced backyard, an in-ground pool w/an expensive concrete

