

**16325 MEADOW VIEW ROAD**

**CAMERON, OK 74932**

**FACT SHEET**

- Built in 2025 by Cross Construction, Pocola, OK
- 2 surveyed acres of land
- 2,004 square feet of heated and cooled living space
- 528 square feet of heated and cooled garage space
- 4 bed/2.5 bath split floorplan
- Large master suite w/dual vanities, lighted mirrors, walk in shower with multiple shower heads, soaking tub, toilet closet and linen closet
- Huge master closet that is a FEMA approved storm shelter
- Knotty Alder custom cabinets throughout
- Large island w/electric for food prep and dining
- Granite counter tops and window ledges
- Pot filler
- Stainless steel appliances and farmhouse sink
- Dedicated dining room
- Commercial grade LVP flooring
- Weather Barr windows
- Unvented natural gas fireplace
- LED lighting throughout
- Ceiling fans throughout
- 3 additional bedrooms w/generous closet space
- 2<sup>nd</sup> bath w/double vanities and tiled tub/shower

- Knotty Alder exterior doors
- 6" Exterior walls and 6" trusses
- 9' ceilings throughout the home
- Flooring in attic for additional storage
- Tamco Titan Class 3 impact resistant roof
- Locally harvested and milled cedar porch posts
- 4-ton HVAC with gas heat (home)
- 1-ton mini split (garage)
- Gas on demand water heater with recirculation system
- Insulated and soundproofed interior walls
- Insulated garage door
- R-19 fiberglass insulation (walls)
- Cellulose insulation (16" in attic)
- Tongue and groove soffit
- LP Smart Siding
- Color coordinated guttering
- Kiamichi Electric Cooperative
- Rural Water District 14 (Spiro)
- Arkansas Oklahoma Gas Corporation
- Multiple internet providers including Circle B Wireless, 360 Communications, Cox Cable, Starlink and others
- Septic system with leach line field