

WEST TULSA ESTATE ON +/- 3.7 ACRES

5 MASTER SUITES:

Parkview– Luxury suite featuring an oak and marble wet bar with private fireplace, seating area & vaulted oak-beamed ceiling. Marble floors, jacuzzi tub and marble glass walk-in shower for two.

Cedar – First floor, log roof room, cedar lined walls & handmade arched cedar door greet you in this cozy retreat room. Private cedar sauna and two person shower.

Terrace – Featuring private balcony with a view of antique brick drive, pond and lawn. Nostalgic clawfoot tub & shower, oak floors & sitting area.

Willow & Sage – These two suites can share a common sitting area on the west side of the house. Antique light fixture called the “Folding Fan” has been restored to complement the rustic ambiance in the Willow Suite. Separate bathrooms for each suite. Log lined ceilings, oak doors & French doors to common area make this a luxurious retreat.

PROPERTY FEATURES:

- Three living spaces for your enjoyment with rustic architecture and accents unique to the era and history of the home
- Library nook with games and books
- Dry bar area services the clubroom and dining room
- Commercial kitchen with stainless counters and appliances
- Electric dumbwaiter for transporting linens and food
- 4 HVAC units – 3 New in 2023
- One Large Water Heater
- Windows have all been replaced and updated recently
- Roof was replaced in March of 2020 on both storage buildings and inn with GAF Timberline HDZ Lifetime shingle system- see invoice

EXTRA BUILDINGS:

1. Metal approx. 25 x 42 – concrete slab, partitioned room, electric, two garage bay doors
2. Metal building close to 41st approx. 32 x 32 – ducted for Heat but would need a separate gas meter to hook up. Concrete slab and electric.
3. Concrete building with restrooms for outdoor events.



4347 W. 41ST STREET
CEDAR ROCK INN

History SHEET

The History of Cedar Rock Inn

Cedar Rock Inn, a historic and enchanting bed-and-breakfast, is nestled in the rolling hills of west Tulsa, Oklahoma. With roots tracing back to the early 20th century, this remarkable property combines rustic elegance with rich historical significance.

The land on which Cedar Rock Inn stands was originally part of a land grant from the U.S. government to the Creek Nation. This historic 1890 home was once the home of Creek Nation Allottee Tecumseh Perryman.

In 1994, local artist Sandi Dittmann purchased the property with a vision to transform it into a luxurious retreat while preserving its historic character. Over the course of six years, Dittmann embarked a meticulous restoration project, blending artistic creativity with a deep respect for the home's origins. The original stone structure, a hallmark of its charm, was carefully preserved and enhanced with elegant details, including custom woodwork, modern plumbing, and thoughtful amenities.

The result of this labor of love was Cedar Rock Inn, which officially opened its doors in 2007. Offering guests a perfect marriage of historic charm and modern luxury, the inn became a haven for those seeking a unique and serene getaway. The property's five distinctive guest suites, each designed with its own character and luxurious touches, provide an inviting escape steeped in comfort and style.

Beyond the inn itself, the surrounding grounds offer a natural retreat. Guests can enjoy peaceful walking trails, a tranquil pond, and lush gardens that showcase the beauty of the Oklahoma landscape. Over the years, Cedar Rock Inn has become a cherished destination for romantic getaways, weddings, and private retreats, providing a timeless setting where the romance of western legend meets modern elegance.

Today, Cedar Rock Inn stands as a testament to the power of preservation and vision. This historic property continues to invite guests to step back in time while enjoying the comforts of the present. Sandi has owned this property for over 25 years and is now looking for someone to make it their own. It can be made into a private residence once again or continue the boutique hotel. Endless possibilities await this unique piece of Tulsa's history.