



**\$175,000.00**

## **11710 OK-70B, KINGSTON, OK 73439, USA**

<https://sparlinrealty.com>

Nice older home on Hwy 70 B going to Soldier/Caney Creek just outside the Kingston City limits. Home has 3 bedrooms/1 full bath, large laundry room that has been used as a 4th. bedroom. The laundry room could easily be modified to a 2nd. bath. There are 2 carports, nice shade trees and the yard [...]

- 3 beds
- 1 bath
- SingleFamilyResidence
- Residential
- Active
- 1260 sq ft



## **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Lot size:** 69696 sq ft

**Subdivision Name:** Marshall Co Unplatted

**Bathrooms Full:** 1

**County:** Marshall

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 1260 sq ft

**Year built:** 1958

**Lot Size Acres:** 1.6

**Listing Terms:** Conventional



# Building Details

**Architectural Style:** Contemporary

**Construction Materials:** AluminumSiding,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 1260 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

**Basement:** CrawlSpace, None

## Amenities & Features

**Cooling:** WindowUnits

**Fencing:** BarbedWire,Pipe

**Garage Spaces:** 2

**Interior Features:** CeramicCounters,CeilingFans

**Window Features:** Vinyl

**Utilities:**  
CableAvailable,ElectricityAvailable,NaturalGasAvailable,PhoneAvailable,WaterAvailable

**Patio & Porch Features:** Covered,Porch

**Appliances:**  
Dryer,Oven,Range,Refrigerator,Stove,Washer,GasOven,GasRange,GasWaterHeater

**Sewer:** PublicSewer

**Exterior Features:**  
GravelDriveway,SatelliteDish

**Flooring:** Carpet,Vinyl

**Heating:**  
Gas,MultipleHeatingUnits,SpaceHeater

**Laundry Features:**  
WasherHookup,ElectricDryerHookup

**Waterfront Features:**  
BoatRampLiftAccess

**Security Features:** NoSafetyShelter

**Parking Features:** Carport

**Pool Features:** None

## School Information

**Elementary School:** Kingston

**High School:** Kingston

**Middle Or Junior School:** Kingston

**Elementary School District:** Kingston - Sch Dist (X65)

**High School District:** Kingston - Sch Dist (X65)

## Miscellaneous

**Community Features:** Marina

**Permission:** IDX

**Possession:** CloseOfEscrow

**Direction Faces:** South

**List Office Name:** Texoma Agency, Inc.



# Fees & Taxes

**Tax Annual Amount:** \$164.00

**Tax Year:** 2022

