



**\$325,000.00**

## 12 CEDAR ST, CARTWRIGHT, OK 74731, USA

<https://sparlinrealty.com>

Great Vacation Rental potential with this property as it boasts 7 bedrooms, 5 full bathrooms, 3 kitchens, 4 living room areas, and game room! Shop building is 60×70 room to store boats, RV, golf carts, etc. Large covered patio, handicap ramp access, and concrete drive way. All of this sits on 2 acres of land. [...]

- 7 beds
- 5 baths
- ManufacturedHome
- Residential
- Active
- 3460 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Lot size:** 87120 sq ft

**Subdivision Name:** Bryan Co Unplatted

**Bathrooms Full:** 5

**Listing Terms:** Conventional

**Type:** ManufacturedHome

**Bedrooms:** 7 beds

**Area:** 3460 sq ft

**Year built:** 2008

**Lot Size Acres:** 2

**DaysOnMarket:** 1

**County:** Bryan



# Building Details

**Building Area Total:** 3460 sq ft

**Stories:** 1

**Levels:** One

**Construction Materials:** Steel

**Roof:** Metal

## Amenities & Features

**Accessibility Features:** AccessibleApproachwithRamp

**Exterior Features:** Lighting,LandscapeLights

**Flooring:** Carpet,Concrete,Laminate

**Heating:** Central,Electric

**Interior Features:** LaminateCounters,VaultedCeilings,CeilingFans

**Window Features:** AluminumFrames

**Utilities:** ElectricityAvailable,NaturalGasAvailable,WaterAvailable

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

**Appliances:**  
ConvectionOven,Dryer,Dishwasher,Oven,Range,Refrigerator,Washer,ElectricOven,ElectricRange,ElectricWaterHeater

**Sewer:** SepticTank

**Cooling:** CentralAir,WindowUnits

**Fencing:** Partial

**Garage Spaces:** 4

**Horse Amenities:** HorsesAllowed

**Laundry Features:**  
WasherHookup,ElectricDryerHookup

**Waterfront Features:** BoatRampLiftAccess

**Security Features:**  
NoSafetyShelter,SecuritySystemOwned,SmokeDetectors

**Parking Features:**  
Boat,Detached,Garage,RVAccessParking,Storage

**Pool Features:** None

# School Information

**Elementary School:** Eastward

**High School:** Colbert

**Elementary School District:** Colbert -Sch Dist (J9)

**High School District:** Colbert -Sch Dist (J9)

# Miscellaneous

**Community Features:** Sidewalks

**Permission:** IDX

**Possession:** CloseOfEscrow

**Direction Faces:** South

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

# Fees & Taxes

**Tax Annual Amount:** \$1,052.00

**Tax Year:** 2022

