



\$450,000.00

1316 LEAVENWORTH TRAIL, COLBERT, OK 74733, USA

<https://sparlinrealty.com>

Beautiful home on 4.45 acres built in 2010 with two master bedrooms, private baths, double fireplace between office and living room, vaulted ceilings, granite countertops, extra large utility room (building plans was a third bedroom). Excellent location only about 10 miles Lake Texoma, Choctaw Casino and Denison, Texas! Extra electrical meter available for your RV. [...]

- 2 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1982 sq ft



Basics



Category: Residential

Status: Active

Bathrooms: 2 baths

Lot size: 193842 sq ft

Subdivision Name: Bryan Co Unplatted

Bathrooms Full: 2

County: Bryan

Type: SingleFamilyResidence

Bedrooms: 2 beds

Area: 1982 sq ft

Year built: 2010

Lot Size Acres: 4.45

Listing Terms: Conventional,FHA,VALoan

Rooms

Rooms Total: 9

Building Details

Architectural Style: FrenchProvincial

Construction Materials: Brick,WoodFrame

Stories: 1

Levels: One

Building Area Total: 1982 sq ft

StructureType: House

Roof: Asphalt,Fiberglass

Basement: None

Amenities & Features

Accessibility Features: AccessibleFullBath

Door Features: InsulatedDoors

Fencing: BarbedWire,CrossFenced,Decorative,Vinyl

Flooring: Carpet,WoodVeneer

Garage Spaces: 2

Interior Features: Attic,GraniteCounters,HighCeilings,CableTV,VaultedCeilings,CeilingFans

Window Features: Vinyl,InsulatedWindows

Utilities: CableAvailable,ElectricityAvailable,PhoneAvailable,WaterAvailable

Patio & Porch Features: Covered,Patio

Appliances: BuiltInOven,Cooktop,Dishwasher,Microwave,Oven,Range,ElectricOven,ElectricRange,ElectricWaterHeater,PlumbedForIceMaker

Sewer: Lagoon

Cooling: CentralAir

Exterior Features: ConcreteDriveway,Landscaping,RainGutters

Fireplaces Total: 1

Fireplace Features: WoodBurning

Heating: Central,Electric

Laundry Features: WasherHookup,ElectricDryerHookup

Waterfront Features: Other

Security Features: NoSafetyShelter

Parking Features: Attached,Carport,Garage,GarageFacesSide

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: Gutters,Sidewalks **Direction Faces:** West
Permission: IDX **List Office Name:** Vincent Realty Group of OK
Possession: CloseOfEscrow

Fees & Taxes

Tax Annual Amount: \$1,120.00 **Tax Year:** 2021

