



**\$167,500.00**

## **1413 WENDELL DR, DURANT, OK 74701, USA**

<https://sparlinrealty.com>

Beautifully updated home close to downtown, schools and shopping. Quick, easy freeway access. Fully fenced back yard with storage shed and large paved patio area. Kitchen updates include new shaker style cabinets, granite countertops, ss appliances, lighting and fixtures. Both bathrooms have been fully updated with new vanities, tub, tile, flooring and lighting. New HVAC [...]

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1222 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 7374 sq ft

**Subdivision Name:** Watkins Terrace

**Bathrooms Full:** 1

**Listing Terms:** Conventional,FHA,VALoan

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 1222 sq ft

**Year built:** 1950

**Lot Size Acres:** 0.169

**Bathrooms Half:** 1

**County:** Bryan

## Rooms

**Rooms Total:** 10

## Building Details

**Architectural Style:** Craftsman

**Construction Materials:** Other,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 1222 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

**Basement:** CrawlSpace, None

## Amenities & Features

**Cooling:** CentralAir

**Fencing:** ChainLink

**Heating:** Central,Gas

**Laundry Features:** ElectricDryerHookup

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

**Patio & Porch Features:** Patio

**Pool Features:** None

**Exterior Features:** ConcreteDriveway

**Flooring:** Laminate

**Interior Features:** GraniteCounters,CeilingFans,ProgrammableThermostat

**Window Features:** Vinyl

**Security Features:** NoSafetyShelter,SmokeDetectors

**Appliances:**  
Dishwasher,Microwave,Oven,Range,Stove,ElectricRange,ElectricWaterHeater

**Sewer:** PublicSewer

## School Information



**Elementary School:** Northwest Heights

**High School:** Durant

**Elementary School District:** Durant - Sch Dist (58)

**High School District:** Durant - Sch Dist (58)

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## Miscellaneous

**Direction Faces:** North

**List Office Name:** Trinity Properties

**Permission:** IDX

**Possession:** CloseOfEscrow

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## Fees & Taxes

**Tax Annual Amount:** \$696.00

**Tax Year:** 2022

