



1601 NANCE ROAD, KINGSTON, OK 73439, USA

<https://sparlinrealty.com>

Sander's Island View home one block from the water! Centrally situated on Lake Texoma near all the beautiful islands and short boat ride to the main waterfront restaurants. Home has been thoroughly updated and features abundant amenities; 4 bedrooms, 3 full bathrooms, two spacious living areas, game room, front & back covered patios, hot tub, [...]

\$625,000.00

- 4 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 2820 sq ft



Basics



Category: Residential

Status: Active

Bathrooms: 3 baths

Lot size: 46174 sq ft

Subdivision Name: Marshall Co Unplatted

Bathrooms Full: 3

County: Marshall

Type: SingleFamilyResidence

Bedrooms: 4 beds

Area: 2820 sq ft

Year built: 1997

Lot Size Acres: 1.06

Listing Terms: Conventional,FHA,VALoan

Building Details

Architectural Style: CabinCottage

Construction Materials: WoodSiding,WoodFrame

Stories: 1

Levels: One

Building Area Total: 2820 sq ft

StructureType: House

Roof: Metal

Amenities & Features

Cooling: CentralAir

Fencing: Partial,Privacy

Flooring: Carpet,Tile,Wood

Garage Spaces: 2

Interior Features:
GraniteCounters,CeilingFans

Window Features: Vinyl

Utilities:
ElectricityAvailable,WaterAvailable

Security Features:
StormShelter,SmokeDetectors

Parking Features:
Detached,Garage,Shelves

Pool Features:
AboveGround,Other

Exterior Features: SprinklerIrrigation,Landscaping,Lighting,LandscapeLights

Fireplaces Total: 1

Fireplace Features: Insert

Heating: Central,Electric

Laundry Features: WasherHookup,ElectricDryerHookup

Waterfront Features: BeachAccess,BoatRampLiftAccess

Spa Features: HotTub

Patio & Porch Features: Covered,Patio,Porch

Appliances:
DoubleOven,Dishwasher,Oven,Range,Refrigerator,ElectricOven,ElectricRange,ElectricWaterHeater

Sewer: SepticTank

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

Direction Faces: East

Permission: IDX

List Office Name: Texoma Agency, Inc.

Possession: CloseOfEscrow

Fees & Taxes

Tax Annual Amount: \$1,275.00

Tax Year: 2022

