



**\$640,000.00**

**1601 NANCE ROAD, KINGSTON, OK 73439, USA**

<https://sparlinrealty.com>

This home recently underwent a massive renovation! Literally every other room in the house has been touched! The HVAC was replaced 5 years ago. Windows, shutters, doorknobs, fixtures, faucets all replaced during the remodel! There is an RV SHED with water and 50-amp service, a well for outside watering, a hot tub, above ground pool [...]

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



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## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 46174 sq ft

**Subdivision Name:** Marshall Co Unplatted

**Bathrooms Full:** 3

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

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Area:** 2820 sq ft

**Year built:** 1997

**Lot Size Acres:** 1.06

**DaysOnMarket:** 11

**County:** Marshall

## 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

**Flooring:** Carpet,Tile,Wood

**Interior Features:** GraniteCounters,CeilingFans

**Waterfront Features:** BeachAccess,BoatRampLiftAccess

**Security Features:** StormShelter,SmokeDetectors

**Appliances:**  
DoubleOven,Dishwasher,ElectricWaterHeater,Oven,Range,Refrigerator

**Sewer:** SepticTank

**Fencing:** Partial

**Heating:** Central,Electric

**Window Features:** Other

**Utilities:**  
ElectricityAvailable,WaterAvailable

**Patio & Porch Features:** Porch

**Pool Features:**  
AboveGround,Other

## 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)



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## Miscellaneous

**Direction Faces:** East

**List Office Name:** American Dream Realty

**Permission:** IDX

**Possession:** CloseOfEscrow

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## Fees & Taxes

**Tax Annual Amount:** \$1,275.00

**Tax Year:** 2021

