



**\$165,000.00**

## 1635 N 9TH AVE, DURANT, OK 74701, USA

<https://sparlinrealty.com>

Nicely located 3 bedroom and 1 bath brick home near the college. Bonus room that could be used as a 4th bedroom or an office. Yard is Fenced....Storage Building in the back. This home is perfect for anyone seeking comfortable and convenient living. Come take a look before this one is gone. Buyer to verify [...]

- 3 beds
- 1 bath
- SingleFamilyResidence
- Residential
- Active
- 0 sq ft



## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Lot size:** 8399 sq ft

**Subdivision Name:** Twinoaks

**Bathrooms Full:** 1

**Listing Terms:** Conventional,FHA

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 0 sq ft

**Year built:** 1971

**Lot Size Acres:** 0.193

**DaysOnMarket:** 2

**County:** Bryan



# Building Details

**Architectural Style:** Other  
**Construction Materials:** Brick,Concrete  
**Stories:** 1  
**Levels:** One

**Building Area Total:** 0 sq ft  
**StructureType:** House  
**Roof:** Other  
**Basement:** None

## Amenities & Features

<b>Association Amenities:</b> None	<b>Cooling:</b> CentralAir
<b>Exterior Features:</b> RainGutters	<b>Fencing:</b> ChainLink
<b>Flooring:</b> Carpet,WoodVeneer	<b>Heating:</b> Central,Electric
<b>Interior Features:</b> Other,CeilingFans	<b>Laundry Features:</b> WasherHookup
<b>Window Features:</b> AluminumFrames,InsulatedWindows	<b>Utilities:</b> CableAvailable,ElectricityAvailable,PhoneAvailable,WaterAvailable
<b>Security Features:</b> NoSafetyShelter	<b>Patio &amp; Porch Features:</b> Patio
<b>Appliances:</b> Dishwasher,Microwave,Oven,Range,Refrigerator,Stove,ElectricOven,ElectricRange,ElectricWaterHeater	<b>Pool Features:</b> None
<b>Sewer:</b> PublicSewer	

# School Information

<b>Elementary School:</b> Durant	<b>Elementary School District:</b> Durant - Sch Dist (58)
<b>High School:</b> Durant	<b>High School District:</b> Durant - Sch Dist (58)

## Miscellaneous

<b>Community Features:</b> Gutters	<b>Direction Faces:</b> East
<b>Permission:</b> IDX	<b>List Office Name:</b> eXp Realty, LLC
<b>Possession:</b> CloseOfEscrow	

## Fees & Taxes

<b>Tax Annual Amount:</b> \$1,256.00	<b>Tax Year:</b> 2022
<b>Association Fee Includes:</b> None	

