



\$404,348.00

3203 N 1ST AVE, DURANT, OK 74701, USA

<https://sparlinrealty.com>

Welcome to this charming, new construction and move-in ready, 3-bedroom, 2-bathroom home nestled in a friendly neighborhood in Durant. This home showcases exceptional quality, boasting a thoughtfully designed split layout that optimizes both privacy and functionality. A stunning fireplace and vaulted ceilings in the great room which is open to the dining room and spacious [...]

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 2063 sq ft



Basics



Category: Residential

Status: Active

Bathrooms: 2 baths

Lot size: 10890 sq ft

Subdivision Name: Prestonwood

Bathrooms Full: 2

County: Bryan

Type: SingleFamilyResidence

Bedrooms: 3 beds

Area: 2063 sq ft

Year built: 2023

Lot Size Acres: 0.25

Listing Terms: Conventional,FHA,VALoan

Building Details

Architectural Style: Ranch

Construction Materials: Brick,HardiPlankType,WoodFrame

Stories: 1

Levels: One

Building Area Total: 2063 sq ft

StructureType: House

Roof: Asphalt,Fiberglass

Amenities & Features

Cooling: CentralAir

Fencing: Partial

Flooring: Tile,Vinyl

Garage Spaces: 2

Interior Features: StoneCounters,CeilingFans

Window Features: Vinyl

Security Features: NoSafetyShelter,SmokeDetectors

Parking Features: Attached,Garage

Pool Features: None

Exterior Features: Lighting,LandscapeLights,RainGutters

Fireplaces Total: 1

Fireplace Features: Insert,GasLog

Heating: Electric,HeatPump

Laundry Features: WasherHookup,ElectricDryerHookup

Utilities: CableAvailable,ElectricityAvailable,NaturalGasAvailable,WaterAvailable

Patio & Porch Features: Covered,Patio

Appliances: ConvectionOven,Dishwasher,Disposal,Microwave,Oven,Range,Stove,TanklessWaterHeater,ElectricOven,GasWaterHeater

Sewer: PublicSewer

School Information

Elementary School: Durant

High School: Durant

Elementary School District: Durant - Sch Dist (58)

High School District: Durant - Sch Dist (58)

Miscellaneous



Community Features: Gutters

Permission: IDX

Possession: CloseOfEscrow

Direction Faces: South

List Office Name: Reliable Realty

Fees & Taxes

Tax Annual Amount: \$13.00

Tax Year: 2022

