

# 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
- Residentia
- Active

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• 2063 sq ft

### **Basics**



Category: Residential	Type: SingleFamilyResidence
Status: Active	Bedrooms: 3 beds
Bathrooms: 2 baths	<b>Area: 2063</b> sq ft
Lot size: 10890 sq ft	Year built: 2023
Subdivision Name: Prestonwood	Lot Size Acres: 0.25
Bathrooms Full: 2	Listing Terms: Conventional,FHA,VALoan
County: Bryan	

# **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	Exterior Features: Lighting, Landscape Lights, RainGutters
Fencing: Partial	Fireplaces Total: 1
Flooring: Tile, Vinyl	Fireplace Features: Insert,GasLog
Garage Spaces: 2	Heating: Electric, HeatPump
Interior Features: StoneCounters,CeilingFans	Laundry Features: WasherHookup,ElectricDryerHookup
Window Features: Vinyl	Utilities: CableAvailable,ElectricityAvailable,NaturalGasAvailable,WaterAvailable
Security Features: NoSafetyShelter,SmokeDetectors	Patio & Porch Features: Covered, Patio
Parking Features: Attached,Garage	Appliances: ConvectionOven, Dishwasher, Disposal, Microwave, Oven, Range, Stove, TanklessWaterHeater, ElectricOven, GasWaterHeater
Pool Features: None	Sewer: PublicSewer

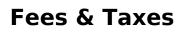
## **School Information**

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

### Miscellaneous



Community Features: Gutters Permission: IDX Possession: CloseOfEscrow Direction Faces: South
List Office Name: Reliable Realty



Tax Annual Amount: \$13.00

**Tax Year:** 2022

