



**\$434,532.00**

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

<https://sparlinrealty.com>

**NEW CONSTRUCTION!** This home checks all the boxes! Brand new construction, modern design, finishes and colors. You're going to love the design of this home, the floor plan, the open spaces, the island in the kitchen, the gorgeous stone marble counter tops, the pantry, the large primary suite with sitting area. This home is spray [...]

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 2217 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:** 2217 sq ft

**Year built:** 2023

**Lot Size Acres:** 0.25

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

## Building Details

**Architectural Style:** Ranch

**Construction Materials:** HardiPlankType,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 2217 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

## Amenities & Features

**Cooling:** CentralAir

**Fencing:** Partial

**Flooring:** Tile,Vinyl

**Garage Spaces:** 2

**Interior Features:** HighCeilings,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,PhoneAvailable,WaterAvailable

**Patio & Porch Features:** Covered,Patio

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

**Sewer:** PublicSewer

## School Information

**Elementary School:** George Washington

**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

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## Fees & Taxes

**Tax Annual Amount:** \$13.00

**Tax Year:** 2022

