



**\$399,000.00**

## 2175 FOLSOM RD, CANEY, OK 74533, USA

<https://sparlinrealty.com>

Welcome to this idyllic 20-acre country property, a perfect retreat for those seeking a blend of comfort and rural living. At the heart of the estate lies a cozy 2-bedroom, 2-bath home complete with a garage, beautifully situated to overlook a tranquil pond with a private dock. The home's interior is designed to provide a [...]

- 2 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1520 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 435600 sq ft

**Subdivision Name:** Atoka County Unplatted

**Bathrooms Full:** 2

**County:** Atoka

**Type:** SingleFamilyResidence

**Bedrooms:** 2 beds

**Area:** 1520 sq ft

**Year built:** 1990

**Lot Size Acres:** 10

**Listing Terms:** Conventional



# Building Details

**Architectural Style:** Ranch

**Construction Materials:** BrickVeneer,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 1520 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

**Basement:** None

# Amenities & Features

**Cooling:** CentralAir

**Fireplaces Total:** 1

**Fireplace Features:**  
WoodBurning

**Heating:** Central,Electric

**Interior Features:**  
LaminateCounters,SolarTubes

**Window Features:**  
AluminumFrames

**Security Features:**  
StormShelter,SmokeDetectors

**Parking Features:**  
Attached,Garage

**Pool Features:** None

**Fencing:** BarbedWire

**Flooring:** Carpet,Tile

**Garage Spaces:** 1

**Horse Amenities:** HorsesAllowed

**Laundry Features:** ElectricDryerHookup

**Utilities:**  
ElectricityAvailable,NaturalGasAvailable,WaterAvailable

**Patio & Porch Features:** Porch

**Appliances:**  
GasWaterHeater,Oven,Range,ElectricWaterHeater,GasOven

**Sewer:** SepticTank

# School Information

**Elementary School:** Caney

**High School:** Caney

**Elementary School District:** Caney - Sch Dist (B99)

**High School District:** Caney - Sch Dist (B99)

# Miscellaneous



**Direction Faces:** South

**List Office Name:** eXp Realty, LLC

**Permission:** IDX

**Possession:** CloseOfEscrow

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## Fees & Taxes

**Tax Annual Amount:** \$1,166.00

**Tax Year:** 2022

