



**\$343,000.00**

## **2812 LITTLE JOHN DR, DURANT, OK 74701, USA**

<https://sparlinrealty.com>

Super clean 4 bedroom 2 bath home! This one owner home has been meticulously maintained inside and out and is ready for it's next chapter of life with it's new family. Inside you'll find a functional floor plan, new paint, new stainless steel appliances, newer HVAC units & a large master suite. There's also a [...]

- 4 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 2046 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 12718 sq ft

**Subdivision Name:** Wildwood Estates II

**Bathrooms Full:** 2

**County:** Bryan

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Area:** 2046 sq ft

**Year built:** 2004

**Lot Size Acres:** 0.292

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

## Building Details

**Architectural Style:** Ranch

**Construction Materials:**  
BrickVeneer,StoneVeneer,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 2046 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

## Amenities & Features

**Cooling:** CentralAir

**Fencing:** ChainLink,Privacy

**Garage Spaces:** 2

**Interior Features:**  
HighCeilings,LaminateCounters,SolidSurfaceCounters,VaultedCeilings

**Window Features:** Vinyl

**Security Features:** StormShelter

**Parking Features:** Attached,Garage

**Pool Features:** None

**Exterior Features:** RainGutters

**Flooring:** Carpet,Concrete,Laminate,Tile

**Heating:** Central,Electric

**Laundry Features:** WasherHookup,ElectricDryerHookup

**Utilities:** ElectricityAvailable,WaterAvailable

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

**Appliances:**  
Dishwasher,Microwave,Oven,Range,Refrigerator,ElectricRange,ElectricWaterHeater

**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,Sidewalks

**Direction Faces:** South

**Permission:** IDX

**List Office Name:** Brewer Realty Group

**Possession:** CloseOfEscrow

## Fees & Taxes

**Tax Annual Amount:** \$1,714.00

**Tax Year:** 2022

