



**\$410,000.00**

## 2854 CYPRESS RD, DURANT, OK 74701, USA

<https://sparlinrealty.com>

Check out this move-in ready manufactured home sporting 10 acres to do with as you please! Located just close enough to Durant to take advantage of all the local amenities but far enough away to enjoy your privacy. The shop to the left of the home is a great addition for any tool or horse [...]

- 3 beds
- 2 baths
- ManufacturedHome
- Residential
- Active
- 2304 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 436258 sq ft

**Subdivision Name:** Bryan Co Unplatted

**Bathrooms Full:** 2

**County:** Bryan

**Type:** ManufacturedHome

**Bedrooms:** 3 beds

**Area:** 2304 sq ft

**Year built:** 2007

**Lot Size Acres:** 10.015

**Listing Terms:** Conventional,Other



# Rooms

Rooms Total: 6

# Building Details

Architectural Style: Other

Building Area Total: 2304 sq ft

Construction Materials: Manufactured,WoodSiding

Stories: 1

Roof: Other

Levels: One

Basement: None

# Amenities & Features

Cooling: CentralAir

Exterior Features: GravelDriveway,RainGutters,SatelliteDish

Fencing: BarbedWire,Partial

Flooring: Carpet,Tile,Vinyl

Garage Spaces: 2

Heating: Other

Interior Features: HighSpeedInternet,LaminateCounters,CableTV,WiredforData

Window Features: AluminumFrames

Utilities: CableAvailable,ElectricityAvailable,NaturalGasAvailable,WaterAvailable

Security Features: SafeRoomExterior,SmokeDetectors

Patio & Porch Features: Porch

Parking Features: Carport,Detached,Garage,CircularDriveway

Pool Features: None

Appliances: ConvectionOven,Dishwasher,ElectricWaterHeater,Freezer,Microwave,Oven,Range,Refrigerator,Stove,TrashCompactor

Sewer: PublicSewer

# School Information

Elementary School: Rock Creek

Elementary School District: Rock Creek - Sch Dist (B98)

High School: Rock Creek

High School District: Rock Creek - Sch Dist (B98)

# Miscellaneous

Community Features: Gutters

Direction Faces: East

Permission: IDX

List Office Name: eXp Realty

Possession: CloseOfEscrow





# Fees & Taxes

**Tax Annual Amount:** \$578.00

**Tax Year:** 2021

