



**\$471,408.00**

## **3031 PRESTON WOOD CIR, DURANT, OK 74701, USA**

<https://sparlinrealty.com>

Come home to a quiet, serene, and simply stunning home in the highly sought after Prestonwood Subdivision. Lets start with exterior features including a beautiful corner lot, covered back porch and landscaping. The 2 car garage can be used as flex space for vehicle parking and work area. It also accommodates 2 vehicles. The home [...]

- 4 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 2806 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Lot size:** 17375 sq ft

**Subdivision Name:** Prestonwood

**Bathrooms Full:** 3

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

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Area:** 2806 sq ft

**Year built:** 1998

**Lot Size Acres:** 0.399

**Bathrooms Half:** 1

**County:** Bryan

## Rooms

**Rooms Total:** 10

## Building Details

**Architectural Style:** Other

**Construction Materials:** Brick,WoodFrame

**Stories:** 2

**Levels:** Two

**Building Area Total:** 2806 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

**Basement:** None

### Amenities & Features

**Cooling:** CentralAir

**Fencing:** Decorative,Full

**Flooring:** Tile,Wood,WoodVeneer

**Garage Spaces:** 2

**Interior Features:** Attic,GraniteCounters,CeilingFans,ProgrammableThermostat

**Window Features:** AluminumFrames

**Security Features:** NoSafetyShelter,SecuritySystemLeased,SmokeDetectors

**Parking Features:** Attached,Garage,GarageFacesSide,Storage

**Pool Features:** None

**Exterior Features:** SprinklerIrrigation,Landscaping,RainGutters

**Fireplaces Total:** 1

**Fireplace Features:** WoodBurning

**Heating:** Central,Electric

**Laundry Features:** WasherHookup,ElectricDryerHookup

**Utilities:** CableAvailable,ElectricityAvailable,PhoneAvailable,WaterAvailable

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

**Appliances:** Dishwasher,Disposal,Microwave,Oven,Range,Refrigerator,TrashCompactor,ElectricOven,ElectricRange,ElectricWaterHeater

**Sewer:** PublicSewer

## School Information



**Elementary School:** Northwest Heights

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

**High School:** Durant

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

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## Miscellaneous

**Community Features:** Gutters,HomeOwnersAssociation,Sidewalks

**Direction Faces:** North

**Permission:** IDX

**List Office Name:** eXp Realty

**Possession:** CloseOfEscrow

**Pets Allowed:** Yes

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## Fees & Taxes

**Association Fee:** 250

**Tax Annual Amount:** \$2,522.00

**Tax Year:** 2020

