



**\$175,000.00**

## **304 E PRAIRIE AVE, COALGATE, OK 74538, USA**

<https://sparlinrealty.com>

HELLO, COALGATE! Featuring this amazing layout with nearly 4,000 square feet indoors, including 2 living areas, 2 dining areas, an attached 2-car garage, and a phenomenal walk-in closet in the primary bedroom! The kitchen boasts a range AND a cooktop (both gas!), meaning you can prepare for Thanksgiving dinner by cooking on 8 different burners [...]

- 4 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 3782 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 12585 sq ft

**Subdivision Name:** Coalgate OT

**Bathrooms Full:** 3

**County:** Coal

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Area:** 3782 sq ft

**Year built:** 1950

**Lot Size Acres:** 0.289

**Listing Terms:** Conventional,FHA203k,FHA,Other

## Building Details

**Architectural Style:** Ranch

**Construction Materials:** BrickVeneer,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 3782 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

**Basement:** CrawlSpace, None

## Amenities & Features

**Cooling:** CentralAir,Item2Units

**Fencing:** Full,Privacy

**Flooring:** Carpet,Hardwood,Laminate,Tile

**Garage Spaces:** 2

**Interior Features:**  
LaminateCounters,VaultedCeilings,CeilingFans,ProgrammableThermostat

**Window Features:** AluminumFrames

**Security Features:** StormShelter,SmokeDetectors

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

**Pool Features:** None

**Exterior Features:** ConcreteDriveway,DogRun,RainGutters

**Fireplaces Total:** 1

**Fireplace Features:** WoodBurning

**Heating:** Central,Gas,MultipleHeatingUnits

**Laundry Features:** WasherHookup,ElectricDryerHookup

**Utilities:** ElectricityAvailable,NaturalGasAvailable,WaterAvailable

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

**Appliances:**  
Cooktop,Dishwasher,Oven,Range,Refrigerator,WaterHeater,GasOven,GasRange,GasWaterHeater

**Sewer:** PublicSewer

## School Information

**Elementary School:** E.E. Emerson

**High School:** Coalgate

**Middle Or Junior School:** Wallace Byrd

**Elementary School District:** Coalgate - Sch Dist (59)

**High School District:** Coalgate - Sch Dist (59)

## Miscellaneous



**Community Features:** Gutters,Sidewalks

**Direction Faces:** South

**Permission:** IDX

**List Office Name:** Spirit Realty Group, LLC

**Possession:** CloseOfEscrow

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## Fees & Taxes

**Tax Annual Amount:** \$1,203.00

**Tax Year:** 2021

