



**\$239,900.00**

## **3416 ROCK BLUFF DR, DURANT, OK 74701, USA**

<https://sparlinrealty.com>

Make your appointment quickly to see this move-in ready cute home! It won't last long; it is priced to sell. Upon entering this brick home, you will find an immaculate open floor plan with an open living room leading to the dining area and kitchen Just off the kitchen is the laundry room and a [...]

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1469 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 8407 sq ft

**Subdivision Name:** Heritage Crossing II

**Bathrooms Full:** 2

**County:** Bryan

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 1469 sq ft

**Year built:** 2019

**Lot Size Acres:** 0.193

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

## Building Details

**Architectural Style:** Other

**Construction Materials:** Brick,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 1469 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

## Amenities & Features

**Association Amenities:** Other

**Fencing:** Privacy

**Garage Spaces:** 2

**Interior Features:** GraniteCounters,CableTV,CeilingFans

**Window Features:** Other

**Security Features:** NoSafetyShelter,SmokeDetectors

**Parking Features:** Attached,Garage

**Pool Features:** None

**Cooling:** CentralAir

**Flooring:** Carpet,Vinyl

**Heating:** Central,Electric

**Laundry Features:** ElectricDryerHookup

**Utilities:** CableAvailable,ElectricityAvailable,WaterAvailable

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

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

**Sewer:** PublicSewer

## School Information

**Elementary School:** Silo

**High School:** Silo

**Elementary School District:** Silo - Sch Dist (SI1)

**High School District:** Silo - Sch Dist (SI1)

## Miscellaneous



**Direction Faces:** South

**List Office Name:** Campbell Real Estate Group

**Permission:** IDX

**Possession:** CloseOfEscrow

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## Fees & Taxes

**Association Fee:** 144

**Tax Annual Amount:** \$1,435.00

**Tax Year:** 2022

