



**\$349,000.00**

## **3500 CARRIAGE POINT DRIVE, DURANT, OK 74701, USA**

<https://sparlinrealty.com>

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 2180 sq ft

Very spacious 3 bedroom, 2 bath with upstairs bonus room located in the sought-after Heritage Crossing Subdivision. Granite countertops throughout the home, tile flooring in the entry, living, kitchen and bathrooms. Master bath includes heated floors which is a nice feature to have during these cold winter months. Back porch was recently extended to allow [...]



### **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 8712 sq ft

**Subdivision Name:** Heritage Crossing

**Bathrooms Full:** 2

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 2180 sq ft

**Year built:** 2012

**Lot Size Acres:** 0.2

**County:** Bryan



# Building Details

**Architectural Style:** Ranch  
**Construction Materials:** Stucco,WoodFrame  
**Stories:** 1  
**Levels:** One

**Building Area Total:** 2180 sq ft  
**StructureType:** House  
**Roof:** Asphalt,Fiberglass  
**Basement:** None

## Amenities & Features

<b>Cooling:</b> CentralAir	<b>Fencing:</b> Privacy
<b>Fireplaces Total:</b> 1	<b>Flooring:</b> Carpet,Tile
<b>Fireplace Features:</b> GasLog	<b>Garage Spaces:</b> 2
<b>Heating:</b> Central,Electric	<b>Interior Features:</b> Attic,GraniteCounters,HighCeilings,HighSpeedInternet,Other,WiredforData,CeilingFans
<b>Laundry Features:</b> WasherHookup,ElectricDryerHookup	<b>Window Features:</b> Vinyl
<b>Utilities:</b> CableAvailable,ElectricityAvailable,NaturalGasAvailable,WaterAvailable	<b>Security Features:</b> NoSafetyShelter,SmokeDetectors
<b>Patio &amp; Porch Features:</b> Covered,Patio,Porch	<b>Parking Features:</b> Attached,Garage
<b>Appliances:</b> Dishwasher,Microwave,Oven,Range,ElectricOven,ElectricWaterHeater	<b>Pool Features:</b> None
<b>Sewer:</b> PublicSewer	

# School Information

<b>Elementary School:</b> Silo	<b>Elementary School District:</b> Silo - Sch Dist (SI1)
<b>High School:</b> Silo	<b>High School District:</b> Silo - Sch Dist (SI1)

## Miscellaneous

<b>Direction Faces:</b> South	<b>Permission:</b> IDX
<b>List Office Name:</b> Heartbeat Realty, LLC	<b>Possession:</b> CloseOfEscrow

## Fees & Taxes

<b>Tax Annual Amount:</b> \$1,677.00	<b>Tax Year:</b> 2022
--------------------------------------	-----------------------

