



**\$255,000.00**

## **3600 OVERLAND DR, DURANT, OK 74701, USA**

<https://sparlinrealty.com>

Discover your new home in the heart of the desirable Heritage Crossing subdivision. This 3-bedroom, 2-bathroom gem is situated within the Durant school district, offering both comfort and convenience in one package. Don't miss out on this opportunity to join this welcoming community.

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1563 sq ft



### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 8276 sq ft

**Subdivision Name:** Heritage Crossing

**Bathrooms Full:** 2

**County:** Bryan

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 1563 sq ft

**Year built:** 2014

**Lot Size Acres:** 0.19

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

## Building Details

**Architectural Style:** Contemporary

**Construction Materials:** BrickVeneer,WoodFrame

**Roof:** Asphalt,Fiberglass

**Building Area Total:** 1563 sq ft

**StructureType:** House

## Amenities & Features

**Cooling:** CentralAir

**Fencing:** Privacy

**Garage Spaces:** 2

**Interior Features:**  
GraniteCounters,HighSpeedInternet,VaultedCeilings,WiredforData,CeilingFans

**Utilities:** CableAvailable,ElectricityAvailable,WaterAvailable

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

**Appliances:** BuiltInRange,BuiltInOven,ElectricWaterHeater,Refrigerator

**Sewer:** PublicSewer

**Exterior Features:** RainGutters

**Flooring:** Carpet,Tile

**Heating:** Central,Electric

**Window Features:**  
StormWindows

**Security Features:**  
NoSafetyShelter,SmokeDetectors

**Parking Features:**  
Attached,Garage

**Pool Features:** None

## School Information

**Elementary School:** Durant

**High School:** Durant

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

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



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## Miscellaneous

**Community Features:** Gutters

**Permission:** IDX

**Possession:** CloseOfEscrow

**Direction Faces:** South

**List Office Name:** eXp Realty, LLC

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## Fees & Taxes

**Tax Annual Amount:** \$1,515.00

**Tax Year:** 2022

