



**\$1,375,000.00**

## **3944 FOLSOM RD, DURANT, OK 74701, USA**

<https://sparlinrealty.com>

Here is the extravagant home on 17 acres you have been looking for! Seller spared no expense in the build of this one. 20ft grand entry ceilings, large soapstone island, custom cabinetry in kitchen, and spacious living area to make this home perfect for entertaining friends and family! A beautiful creek runs throughout the middle [...]

- 4 beds
- 5 baths
- SingleFamilyResidence
- Residential
- Active
- 4088 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Lot size:** 777894 sq ft

**Subdivision Name:** Legacy Hill

**Bathrooms Full:** 4

**County:** Bryan

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Area:** 4088 sq ft

**Year built:** 2015

**Lot Size Acres:** 17.858

**Bathrooms Half:** 1

## Building Details

**Architectural Style:** Other

**Construction Materials:**  
Brick,BrickVeneer,Masonite,StoneVeneer,WoodFrame

**Stories:** 2

**Levels:** Two

**Building Area Total:**  
4088 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

## Amenities & Features

**Cooling:** CentralAir

**Fencing:** None

**Flooring:** Wood

**Garage Spaces:** 2

**Interior Features:** HighCeilings,StoneCounters,CableTV,CeilingFans

**Utilities:**  
CableAvailable,ElectricityAvailable,NaturalGasAvailable,PhoneAvailable

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

**Appliances:**  
DoubleOven,Dishwasher,Disposal,GasWaterHeater,Microwave,Other,Refrigerator

**Sewer:** SepticTank

**Exterior Features:** ConcreteDriveway,RainGutters

**Fireplaces Total:** 1

**Fireplace Features:** GasLog,GasStarter

**Heating:** Central,Electric

**Window Features:** Other

**Security Features:** NoSafetyShelter

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

**Pool Features:** None

## School Information

**Elementary School:** Silo

**High School:** Silo

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

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



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# Miscellaneous

**Community Features:** Gutters  
**Direction Faces:** West  
**List Office Name:** 4T Land Group, LLC.

**Current Use:** Farm  
**Permission:** IDX  
**Possession:** CloseOfEscrow

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# Fees & Taxes

**Tax Annual Amount:** \$4,231.00  
**Tax Year:** 2021

