



\$255,000.00

44 AVALANCHE RD, DURANT, OK 74701, USA

<https://sparlinrealty.com>

Beautiful 4 bed 2 bath home in a great quiet subdivision! Open floor plan, kitchen fit for a chef. Split bedroom floor plan, primary bedroom with dual spacious closets. This home has solar panels little over a year old significantly reducing the electric bill. The backyard is very spacious with a fire pit and storm [...]

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1402 sq ft



Basics

Category: Residential

Status: Active

Bathrooms: 2 baths

Lot size: 21865 sq ft

Subdivision Name: Bryan Co Unplatted

Bathrooms Full: 2

County: Bryan

Type: SingleFamilyResidence

Bedrooms: 3 beds

Area: 1402 sq ft

Year built: 2014

Lot Size Acres: 0.502

Listing Terms: Conventional,FHA,USDALoan,VALoan



Building Details

Architectural Style: Other

Construction Materials:
Brick,Stone,WoodSiding,WoodFrame

Stories: 1

Levels: One

Building Area Total: 1402 sq ft

StructureType: House

Roof: Asphalt,Fiberglass

Amenities & Features

Cooling: CentralAir

Exterior Features: FirePit,SprinklerIrrigation

Fireplaces Total: 1

Fireplace Features: BlowerFan,Outside

Heating: Central,Electric,HeatPump

Laundry Features: ElectricDryerHookup

Utilities: CableAvailable,ElectricityAvailable,NaturalGasAvailable,WaterAvailable

Patio & Porch Features: Covered,Porch

Appliances:
BuiltinRange,BuiltinOven,Dishwasher,Disposal,Microwave,Oven,Range,ElectricOven,ElectricWaterHeater,GasRange

Sewer: SepticTank

Door Features: InsulatedDoors

Fencing: Privacy

Flooring: Carpet,Tile

Garage Spaces: 2

Interior Features:
GraniteCounters,HighSpeedInternet,CableTV,WiredforData,CeilingFans

Window Features: Vinyl,InsulatedWindows

Security Features: StormShelter

Parking Features: Attached,Garage,Shelves

Pool Features: None

School Information

Elementary School: Silo

Elementary School District: Silo - Sch Dist (SI1)

High School: Silo

High School District: Silo - Sch Dist (SI1)

Miscellaneous

Direction Faces: North

Permission: IDX

List Office Name: 1907 Realty

Possession: CloseOfEscrow

Fees & Taxes

Tax Annual Amount: \$1,919.00

Tax Year: 2022

