



**\$379,000.00**

## **45 LAKESIDE RIDGE RD, SAWYER, OK 74756, USA**

<https://sparlinrealty.com>

Beautiful log cabin on approximately one acre in gated Lakeside Ridge was made for entertaining or simply taking in views and sounds of Hugo Lake, wooded surroundings and small wildlife. Open concept main living space with soaring cathedral ceilings, knotty pine, and authentic hardwood flooring. Primary suite with lake view has French doors leading to [...]

- 3 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 1889 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 50965 sq ft

**Subdivision Name:** Lakeside Ridge

**Bathrooms Full:** 2

**DaysOnMarket:** 2

**County:** Choctaw

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 1889 sq ft

**Year built:** 2007

**Lot Size Acres:** 1.17

**Bathrooms Half:** 1

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

## Building Details

**Architectural Style:** CabinCottage

**Construction Materials:** Other,WoodSiding,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 1889 sq ft

**StructureType:** House

**Roof:** Metal

**Basement:** CrawlSpace, None

## Amenities & Features

**Cooling:** CentralAir

**Fireplaces Total:** 1

**Fireplace Features:** WoodBurning

**Interior Features:**  
LaminateCounters,VaultedCeilings,CeilingFans

**Utilities:** ElectricityAvailable,WaterAvailable

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

**Pool Features:** None

**Fencing:** None

**Flooring:** Tile,Wood

**Heating:** Central,Electric

**Window Features:** Vinyl

**Security Features:** NoSafetyShelter

**Appliances:**  
Dishwasher,ElectricWaterHeater,Microwave,Oven,Range

**Sewer:** AerobicSeptic

## School Information

**Elementary School:** Fort Towson

**High School:** Fort Towson

**Elementary School District:** Fort Towson - Sch Dist (FT1)

**High School District:** Fort Towson - Sch Dist (FT1)



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# Miscellaneous

**Direction Faces:** East

**List Office Name:** Babcock Real Estate

**Permission:** IDX

**Possession:** CloseOfEscrow

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# Fees & Taxes

**Tax Annual Amount:** \$1,816.00

**Tax Year:** 2021

