



**\$199,000.00**

## 7449 SUNSET CIR, KINGSTON, OK 73439, USA

<https://sparlinrealty.com>

Nice, like new condition Clayton single wide on a great lot in Washita Point that backs up to the Corps. land. Home has 3 bedrooms-2 baths, open living area, covered front porch, covered back patio, nice steel shop building, fire pit and cellar. Home is fully furnished, and furniture stays with the home. There is [...]

- 3 beds
- 2 baths
- ManufacturedHome
- Residential
- Active
- 1216 sq ft



## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 30490 sq ft

**Subdivision Name:** Washita Point Hide-A-Way

**Bathrooms Full:** 2

**Listing Terms:** Conventional

**Type:** ManufacturedHome

**Bedrooms:** 3 beds

**Area:** 1216 sq ft

**Year built:** 2005

**Lot Size Acres:** 0.7

**DaysOnMarket:** 1

**County:** Marshall



# Building Details

**Architectural Style:** Contemporary

**Construction Materials:** Manufactured,VinylSiding

**Roof:** Asphalt,Fiberglass

**Basement:** CrawlSpace, None

**Building Area Total:** 1216 sq ft

**Stories:** 1

**Levels:** One

## Amenities & Features

**Cooling:** CentralAir

**Exterior Features:** FirePit,RainGutters

**Flooring:** Carpet,Tile

**Garage Spaces:** 2

**Interior Features:** CeramicCounters,CeilingFans

**Window Features:** Vinyl

**Utilities:** ElectricityAvailable,WaterAvailable

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

**Appliances:** Dryer,Dishwasher,Oven,Range,Refrigerator,Stove,Washer,ElectricOven,ElectricRange,ElectricWaterHeater

**Sewer:** SepticTank

**Door Features:** StormDoors

**Fencing:** BarbedWire,Partial

**Fireplace Features:** Outside

**Heating:** Central,Electric

**Laundry Features:** WasherHookup,ElectricDryerHookup

**Waterfront Features:** BoatRampLiftAccess,Lake,RiverAccess,WaterAccess

**Security Features:** StormShelter,SmokeDetectors

**Parking Features:** Boat,Detached,Garage,RVAccessParking,Storage,Asphalt

**Pool Features:** None

# School Information

**Elementary School:** Kingston

**High School:** Kingston

**Middle Or Junior School:** Kingston

**Elementary School District:** Kingston - Sch Dist (X65)

**High School District:** Kingston - Sch Dist (X65)

# Miscellaneous

**Community Features:** Gutters,Marina,Sidewalks

**Permission:** IDX

**Possession:** CloseOfEscrow

**Direction Faces:** East

**List Office Name:** Texoma Agency, Inc.



# Fees & Taxes

**Tax Annual Amount:** \$800.00

**Tax Year:** 2022

