



## 804 N 12TH AVE, DURANT, OK 74701, USA

<https://sparlinrealty.com>

Great starter home or investment opportunity. 3 Bedrooms/2 bathrooms, roomy kitchen and dining area. Great location located in the heart of Durant. Conveniently located close to schools and shopping. Call me to see this one!

**\$184,900.00**

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1649 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 12129 sq ft

**Subdivision Name:** Durant OT

**Bathrooms Full:** 2

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

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 1649 sq ft

**Year built:** 1956

**Lot Size Acres:** 0.278

**DaysOnMarket:** 3

**County:** Bryan



# Building Details

**Architectural Style:** Contemporary

**Construction Materials:**  
BrickVeneer,WoodSiding,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 1649 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

**Basement:** CrawlSpace

# Amenities & Features

**Cooling:** CentralAir

**Flooring:** Carpet,Laminate

**Heating:** Central,Electric,Gas

**Laundry Features:** WasherHookup,ElectricDryerHookup

**Utilities:**  
CableAvailable,ElectricityAvailable,NaturalGasAvailable,WaterAvailable

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

**Appliances:**  
Dishwasher,Oven,Range,Stove,ElectricRange,GasWaterHeater

**Sewer:** PublicSewer

**Fencing:** ChainLink

**Garage Spaces:** 1

**Interior Features:**  
CeramicCounters,None,CeilingFans

**Window Features:**  
BayWindows,Vinyl

**Security Features:**  
NoSafetyShelter

**Parking Features:**  
Attached,Garage

**Pool Features:** None

# School Information

**Elementary School:** Durant

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

**High School:** Durant

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

# Miscellaneous

**Direction Faces:** West

**Permission:** IDX

**List Office Name:** Brewer Realty Group

**Possession:** CloseOfEscrow





# Fees & Taxes

**Tax Annual Amount:** \$1,272.00

**Tax Year:** 2022

