



**\$160,000.00**

## **8904 ROCKY POINT RD, KINGSTON, OK 73439, USA**

<https://sparlinrealty.com>

Escape to your own private oasis with this charming 2018 singlewide mobile home on a sprawling 3.96-acre lot. Situated just a 10-minute drive from the pristine shores of Lake Texoma, this secluded retreat offers 3 bedrooms and 2 bathrooms, providing ample space for relaxation and tranquility. Step inside and be greeted by an inviting open [...]

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



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 172498 sq ft

**Subdivision Name:** Marshall Co Unplatted

**Bathrooms Full:** 2

**County:** Marshall

**Type:** ManufacturedHome

**Bedrooms:** 3 beds

**Area:** 1216 sq ft

**Year built:** 2018

**Lot Size Acres:** 3.96

**Listing Terms:** Conventional

## Building Details

**Architectural Style:** Other

**Construction Materials:** Manufactured,VinylSiding

**Roof:** Asphalt,Fiberglass

**Basement:** CrawlSpace, None

**Building Area Total:** 1216 sq ft

**Stories:** 1

**Levels:** One

## Amenities & Features

**Accessibility Features:**  
AccessibleApproachwithRamp,AccessibleDoors

**Door Features:** StormDoors

**Fencing:** BarbedWire,ChainLink,Partial

**Heating:** Central,Electric

**Interior Features:**  
CeramicCounters,HighSpeedInternet,WiredforData,CeilingFans

**Window Features:** Vinyl

**Utilities:** ElectricityAvailable,WaterAvailable

**Patio & Porch Features:** Porch

**Pool Features:** None

**Cooling:** CentralAir

**Exterior Features:** DogRun

**Flooring:** Vinyl

**Horse Amenities:** HorsesAllowed

**Laundry Features:** ElectricDryerHookup

**Waterfront Features:** BeachAccess,BoatRampLiftAccess

**Security Features:** NoSafetyShelter,SmokeDetectors

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

**Sewer:** AerobicSeptic

## School Information

**Elementary School:** Kingston

**High School:** Kingston

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

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

## Miscellaneous



**Community Features:** Marina

**Permission:** IDX

**Possession:** CloseOfEscrow

**Direction Faces:** South

**List Office Name:** eXp Realty, LLC

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## Fees & Taxes

**Tax Annual Amount:** \$438.00

**Tax Year:** 2022

