



**\$275,000.00**

## **2517 BRIARWOOD AVE, DURANT, OK 74701, USA**

<https://sparlinrealty.com>

Check out this 4 bedrooms, 3 bath home in Briarwood Estates! This home offers vaulted ceilings, a home office, extra flex room (used as a gym) and incredible back yard for entertainment! This home was remodeled just a few years ago. Durant School District! Central location-SOSU is minutes away and Choctaw Casinos less than 10 [...]

- 4 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 2569 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 17424 sq ft

**Subdivision Name:** Briarwood Estates

**Bathrooms Full:** 3

**County:** Bryan

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Area:** 2569 sq ft

**Year built:** 1975

**Lot Size Acres:** 0.4

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

## Building Details

**Architectural Style:** Ranch

**Construction Materials:** Brick,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 2569 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

### Amenities & Features

**Cooling:** CentralAir

**Fencing:** Privacy

**Flooring:** Carpet,Tile

**Garage Spaces:** 2

**Interior Features:** WetBar,DryBar,GraniteCounters,HighCeilings,HighSpeedInternet,CableTV,VaultedCeilings,WiredforData,CeilingFans

**Window Features:** BayWindows,InsulatedWindows

**Security Features:** NoSafetyShelter

**Parking Features:** Attached,Garage,Driveway

**Pool Features:** None

**Exterior Features:** RainGutters

**Fireplaces Total:** 1

**Fireplace Features:** WoodBurning

**Heating:** Central,Electric,Gas,Other

**Laundry Features:** WasherHookup,ElectricDryerHookup

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

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

**Appliances:** BuiltInRange,DoubleOven,Dryer,Dishwasher,Disposal,Other,Oven,Range,Refrigerator,Washer,ElectricOven,ElectricRange,GasWaterHeater,PlumbedForIceMaker

**Sewer:** Other

## School Information

**Elementary School:** Northwest Heights

**High School:** Durant

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

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

## Miscellaneous

**Community Features:** Gutters

**Permission:** IDX

**Possession:** CloseOfEscrow

**Direction Faces:** South

**List Office Name:** 4T Land Group, LLC.





# Fees & Taxes

**Tax Annual Amount:** \$1,910.00

**Tax Year:** 2022

