



\$299,000.00

9817 POLECAT AVE, KINGSTON, OK 73439, USA

<https://sparlinrealty.com>

It's lake season!! This is a perfect opportunity to get in early on the rapid expansion of the Lake Texoma area in Kingston, Oklahoma for anyone looking for a good lake home. Property is situated only 1.7 miles from the nearest boat ramp, less than 2 miles from Catfish Bay Marina, and 2.7 miles from [...]

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1620 sq ft



Basics



Category: Residential

Status: Active

Bathrooms: 2 baths

Lot size: 12500 sq ft

Subdivision Name: Dixie Cabin Sites

Bathrooms Full: 1

Listing Terms: Conventional,USDALoan

Type: SingleFamilyResidence

Bedrooms: 3 beds

Area: 1620 sq ft

Year built: 2000

Lot Size Acres: 0.287

Bathrooms Half: 1

County: Marshall

Building Details

Architectural Style: Other

Construction Materials: AluminumSiding,Steel

Stories: 1

Levels: One

Building Area Total: 1620 sq ft

StructureType: House

Roof: Metal

Basement: CrawlSpace, None

Amenities & Features

Accessibility Features: AccessibleApproachwithRamp,AccessibleDoors

Fencing: None

Garage Spaces: 1

Interior Features: LaminateCounters,Other,CableTV

Window Features: Vinyl

Utilities: ElectricityAvailable,NaturalGasAvailable,WaterAvailable

Patio & Porch Features: Covered,Porch

Appliances:
BuiltInOven,Dishwasher,Oven,Range,Refrigerator,Stove,WaterSoftener,ElectricWaterHeater,GasOven,GasRange

Sewer: SepticTank

Cooling: CentralAir,Item2Units

Flooring: Laminate

Heating: Central,Electric,Gas,Other

Laundry Features:
WasherHookup,ElectricDryerHookup

Waterfront Features: BoatRampLiftAccess

Security Features: StormShelter

Parking Features:
Detached,Garage,Storage,WorkshopinGarage

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: Marina

Permission: IDX

Possession: CloseOfEscrow

Direction Faces: East

List Office Name: eXp Realty, LLC

Fees & Taxes

Tax Annual Amount: \$516.00

Tax Year: 2022

