



\$299,000.00

9817 POLECAT AVE, KINGSTON, OK 73439, USA

<https://sparlinrealty.com>

This house is a perfect opportunity to get in early on the rapid expansion of the Lake Texoma area in Kingston, Oklahoma! 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 the incoming Lake Texoma Casino Project. It is also within [...]

- 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,FHA,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

Heating: Central,Electric,Gas,Other

Laundry Features: WasherHookup,ElectricDryerHookup

Waterfront Features: BoatRampLiftAccess

Security Features: StormShelter

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

Sewer: SepticTank

Cooling: CentralAir,Item2Units

Flooring: Laminate

Interior Features: LaminateCounters,Other

Window Features: Vinyl

Utilities: ElectricityAvailable,NaturalGasAvailable,WaterAvailable

Patio & Porch Features: Covered,Porch

Pool Features: None

School Information

Elementary School: Kingston

High School: Kingston

Elementary School District: Madill - Sch Dist (MA1)

High School District: Madill - Sch Dist (MA1)

Miscellaneous



Community Features: Marina
Permission: IDX
Possession: Negotiable

Direction Faces: East
List Office Name: Steve Cook & Co

Fees & Taxes

Tax Annual Amount: \$516.00

Tax Year: 2022

