

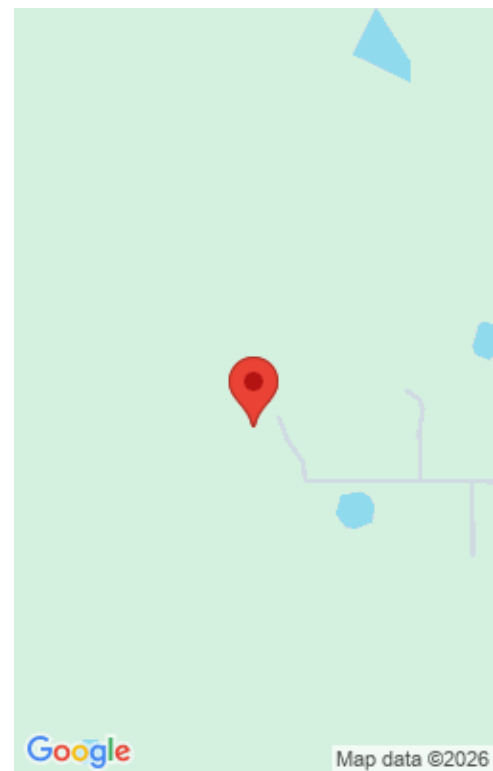
## DURANT, OK, 74701

<https://tommydyerrealestate.com>

Beautiful and private home built in 2006 on 40 acres, 2 bd, 2 bath  
Brick home. Quality build with 2x6 walls, new roof, updated kitchen  
and baths, new flooring, fresh interior and exterior paint. 24x30 metal  
shop. Water well and well house with additional storage space. Home  
is on rural water and sits at the [...]

**\$550,000**

- 2 beds
- 2, 2 baths
- House, Ranch, Residential, SingleFamilyResidence
- Residential
- Active
- 1381, 1381 sq ft



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## Basics

**Title:** US-40013-N-00002206S09E401100-R-N **Date added:** Added 1 year ago  
**Bedrooms:** 2 beds **Bathrooms:** 2, 2 baths  
**Half baths:** 0 half baths **Floors:** One, 1 floors  
**Area, sq ft:** 1381, 1381 sq ft **MLS ID:** 2506906  
**Subdivision Name:** Bryan Co Unplatted

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## Features

**Structure Type:** House **Year built:** 2007  
**Lot Size Area:** 40 **County:** Bryan

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## Building Details

**Basement:** None **Architectural Style:** Ranch  
**Lot Features:** AdditionalLandAvailable, Greenbelt, MatureTrees, Wooded **Fencing:** BarbedWire  
**Levels:** One

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## Utilities

**Heating:** Propane, None **Cooling:** None  
**Laundry Features:** WasherHookup, ElectricDryerHookup **Sewer:** SepticTank  
**Water Source:** Rural **Utilities:** ElectricityAvailable, NaturalGasAvailable, WaterAvailable

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## Construction



**Construction Materials:** Brick, WoodFrame

**Roof:** Asphalt, Fiberglass

**Foundation Details:** Slab

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## Other Facts & Features

**Directions:** From Durant, Go North on 1st Street. Right on W Mulberry Street for 1/2 mile. turn Left on N Sawmill Road for 2.2 miles. Turn left on Three mile Road for 1 mile. Property is at the end of the Road.

**Other Structures:**  
Storage,Workshop

**Listing Terms:** Conventional,FHA,UsdaLoan,VaLoan

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## Legal and Financial Details

**Tax Year:** 2023 **Tax Legal Description:** 0000-22-06S-09E-4-011-00 - SEC 22-6-9 W2W2SE

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## Nearby Schools

**Middle Or Junior School District:** Durant - Sch Dist (58)

**Elementary School:** George Washington

**High School:** Durant

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

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

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$1,416

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## Miscellaneous

**List Office Name:** Sparlin Realty

**Direction Faces:** East



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## Amenities & Features

**Pool Features:** None

**Security Features:** NoSafetyShelter

**Patio & Porch Features:**  
Covered,Porch

**Window Features:** Vinyl

**Exterior Features:** None

**Interior Features:**  
HighCeilings,LaminateCounters,CeilingFans

**Appliances:**  
ElectricWaterHeater

**Features:** AdditionalLandAvailable, Greenbelt, MatureTrees,  
Wooded

