

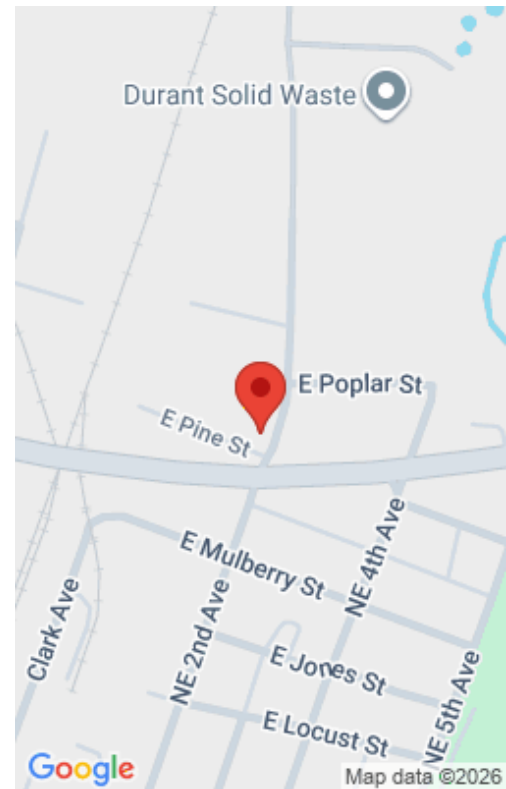
DURANT, OK, 74701

<https://tommydierrealestate.com>

Modern Duplex Investment Opportunity! This one-year-old duplex offers an unbeatable investment opportunity or the ideal setup for owner-occupancy with rental income. Located in a sought-after area of Durant, each unit features 2 spacious bedrooms, 2 full bathrooms, and contemporary finishes that add value and appeal. Property Highlights: • Interior: Each unit boasts a sleek, open [...]

\$299,900

- 4 beds
- 2, 4 baths
- Duplex, Other, Residential
- Residential
- Pending
- 2070, 2070 sq ft



Basics

Date added: Added 1 year ago

Bathrooms: 2, 4 baths

Floors: One, 1 floors

MLS ID: 2443208

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2070, 2070 sq ft

Subdivision Name: Bryan Co Unplatted

Features

Year built: 2025

County: Bryan

Lot Size Area: 0.171

Building Details

Architectural Style: Other

Fencing: None

Lot Features: None

Levels: One

Utilities

Heating: Electric, HeatPump

Laundry Features: WasherHookup,
ElectricDryerHookup

Water Source: Public

Cooling: CentralAir

Sewer: PublicSewer

Utilities: ElectricityAvailable,
WaterAvailable

Construction

Construction Materials: HardiplankType, WoodFrame

Foundation Details: Slab

Roof: Asphalt, Fiberglass



Other Facts & Features

Directions: From Main in Calera turn South on First Street to property on right. Directly behind Dollar General in Calera.

Other Structures: None

Listing Terms: Conventional,FHA,UsdaLoan,VaLoan

Legal and Financial Details

Tax Year: 2023 **Tax Legal Description:** Survey attached with correct legal

Nearby Schools

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

High School: Durant

Elementary School District: Durant - Sch Dist (58)

High School District: Durant - Sch Dist (58)

Expenses, Fees & Taxes

Tax Annual Amount: \$223

Miscellaneous

List Office Name: Epique Realty

Direction Faces: South

Amenities & Features



Pool Features: None

Patio & Porch Features: Covered,Porch

Exterior Features: Other

Appliances:

Dishwasher,Microwave,Oven,Range,Refrigerator,ElectricRange,ElectricWaterHeater

Security Features:

NoSafetyShelter,SmokeDetectors

Window Features: Vinyl

Interior Features:

GraniteCounters,CeilingFans

Features: None

