

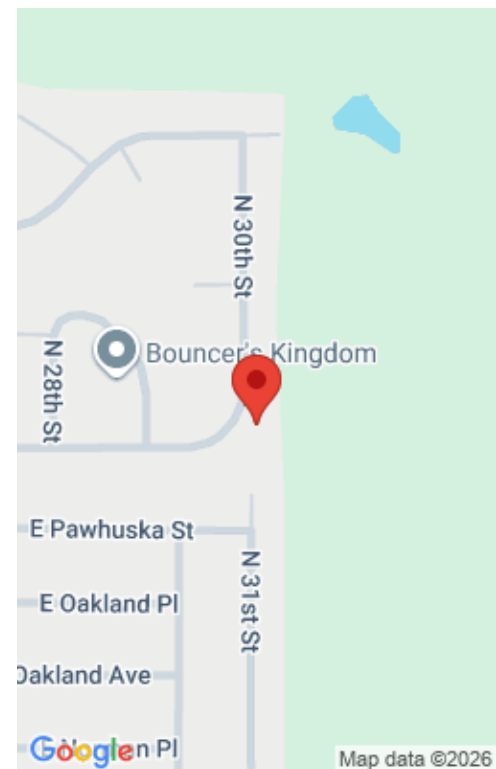
## BROKEN ARROW, OK, 74014

<https://tommydyerrealestate.com>

INVESTOR'S DREAM HOME IN A PRIME LOCATION! Charming One-Level Ranch on a Large Fenced Lot. Unbeatable Location, Just Minutes from the Broken Arrow EXP (HW51), Shopping and a Variety of Restaurants. Three Bedrooms, Two Bathrooms, Formal Dining, Kitchen includes a Cozy Breakfast Nook, Vaulted Living Room Ceiling with a Wood Burning Fireplace, Primary Suite: His [...]

**\$175,000**

- 3 beds
- 2, 3 baths
- House, Ranch, Residential, SingleFamilyResidence
- Residential
- Pending
- 1625, 1625 sq ft



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## Basics

**Title:** US-40145-N-730004295-R-N

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1625, 1625 sq ft

**Subdivision Name:** Bentree

**Date added:** Added 1 year ago

**Bathrooms:** 2, 3 baths

**Floors:** One, 1 floors

**MLS ID:** 2506931

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## Features

**Structure Type:** House

**Lot Size Area:** 0.373

**Year built:** 1983

**County:** Wagoner

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## Building Details

**Basement:** None

**Lot Features:** MatureTrees

**Garage Spaces:** 2

**Architectural Style:** Ranch

**Fencing:** ChainLink,Full

**Levels:** One

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## Utilities

**Heating:** Central, Gas

**Laundry Features:** WasherHookup,  
ElectricDryerHookup, GasDryerHookup

**Water Source:** Public

**Cooling:** CentralAir

**Sewer:** PublicSewer

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

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## Construction



**Construction Materials:** Brick, Other, WoodFrame

**Roof:** Asphalt, Fiberglass

**Foundation Details:** Slab

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## Other Facts & Features

**Directions:** From 193 (County Line Road) and 71st (Kenosha) Go North on County Line Road to Bentree Entrance (Vancouver St), Right on Vancouver Past the Curve, Follow past the Park, Pool and Tennis Courts to the Last Right Turn 30th St. Home is on the Left.

**Other Structures:**  
Sheds

**Listing Terms:** Other

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## Legal and Financial Details

**Tax Year:** 2024

**Tax Legal Description:** Lt 11 Blk 6 Bentree

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## Nearby Schools

**Middle Or Junior School District:** Broken Arrow - Sch Dist (3)

**Elementary School:** Creekwood

**High School:** Broken Arrow

**Elementary School District:** Broken Arrow - Sch Dist (3)

**High School District:** Broken Arrow - Sch Dist (3)

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## Expenses, Fees & Taxes

**Association Fee:** \$168

**Tax Annual Amount:** \$1,747

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## Miscellaneous



**Association Fee Frequency:** Annually

**List Office Name:** Coldwell Banker Select

**Community Features:** Sidewalks

**Direction Faces:** West

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## Amenities & Features

**Pool Features:** None

**Parking Features:** Attached, Garage, WorkshopInGarage

**Security Features:** NoSafetyShelter, SmokeDetectors

**Patio & Porch Features:** Deck

**Association Amenities:** Park, Pool, TennisCourts

**Window Features:** Other

**Door Features:** StormDoors

**Exterior Features:** ConcreteDriveway

**Fireplace Features:** GasStarter, WoodBurning

**Fireplaces Total:** 1

**Interior Features:**

LaminateCounters, CableTv, VaultedCeilings, CeilingFans

**Appliances:**

Dishwasher, Disposal, Microwave, Oven, Range, Stove, GasOven, GasRange, GasWaterHeater

**Features:** MatureTrees

