

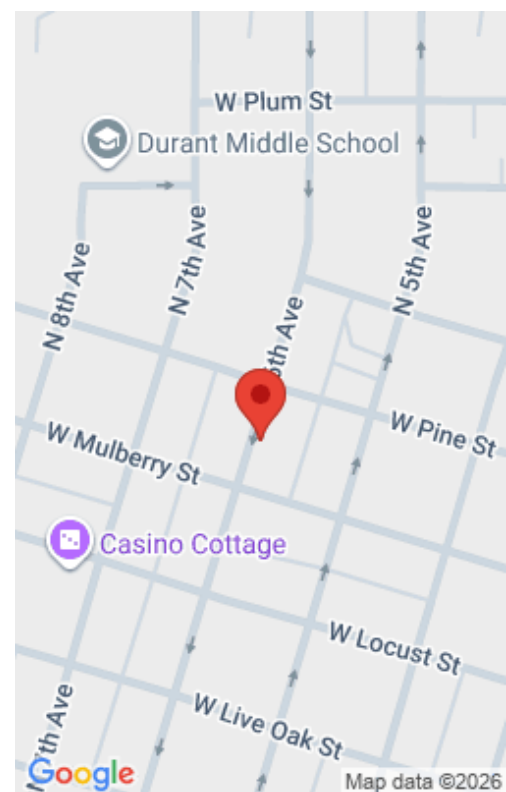
DURANT, OK, 74701

<https://tommydierrealestate.com>

Turnkey investment opportunity! This updated duplex features a one-bedroom, one-bath unit on each side and is ready to start generating cash flow immediately. A recent refresh including new flooring, trim, paint, kitchen cabinets, countertops, lighting, and exterior paint, adds modern appeal while reducing future maintenance costs. With strong rental potential and minimal capital improvements needed, [...]

\$169,900

- 2 beds
- 2, 2 baths
- Duplex, Ranch, Residential
- Residential
- Pending
- 1326, 1326 sq ft



Basics

Title: US-40013-N-A00100045005000100-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: 1326, 1326 sq ft **MLS ID:** 2505408
Subdivision Name: Durant OT

Features

Year built: 1984 **Lot Size Area:** 0.161
County: Bryan

Building Details

Architectural Style: Ranch **Lot Features:** None
Fencing: None **Levels:** One

Utilities

Heating: Ductless, Electric **Cooling:** Ductless
Laundry Features: WasherHookup, ElectricDryerHookup **Sewer:** PublicSewer
Water Source: Public **Utilities:** CableAvailable, ElectricityAvailable, NaturalGasAvailable, WaterAvailable

Construction



Construction Materials: BrickVeneer, WoodFrame

Roof: Asphalt, Fiberglass

Foundation Details: Slab

Other Facts & Features

Directions: From University BLVD, turn south on 6th St. Travel south for 0.4 miles. Destination is on your left.

Other Structures:
None

Listing Terms: Conventional

Legal and Financial Details

Tax Year: 2024 **Tax Legal Description:** A001-00-045-005-0-001-00 - DURANT S50' LT 5 BLK 45

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: \$810

Miscellaneous

List Office Name: Legacy Premier Properties

Direction Faces: West



Amenities & Features

Pool Features: None

Patio & Porch Features: Covered,Porch

Door Features: InsulatedDoors

Interior Features:
GraniteCounters,None,CeilingFans

Features: None

Security Features: NoSafetyShelter

Window Features: AluminumFrames

Exterior Features: None

Appliances:
Oven,Range,ElectricWaterHeater,GasRange

