



MLS# : 35018-81900

Price : \$155,000

Type : Country Homes

Size : 2.23 Acres

Beds: 3

Baths : 2.00

Year Built : 2015

Address : 17629 Midway Drive , Poteau , Oklahoma , 74953

FEATURES

- ✓ OKLAHOMA COUNTRY HOME FOR SALE
- ✓ ROOM FOR GARDEN/FRUIT TREES
- ✓ HANDY TO POTEAU & FT. SMITH,AR
- ✓ THREE BEDROOM/TWO BATH
- ✓ TWO ACRES OF LEVEL LAND
- ✓ SCENIC MOUNTAIN VIEWS
- ✓ WHITETAIL DEER, TURKEY,
- ✓ MONTE SHOCKLEY II 918-413-1890

ABOUT THE PROPERTY

LOCATION: Located on 17629 Midway Drive. This property is only minutes from Poteau and has a gorgeous view of Sugarloaf Mountain right in the front yard. The larger city of Ft. Smith, Arkansas, population about 80,000, is a 30 minute drive. Are attractions include the Poteau River, Wister Lake State Park, Cedar Lake Equestrian Center and Trails, the Ouachita National Forest, Kerr Lake and Broken Bow Lake. There is hunting for white tail deer, wild turkey, black bear, wild hog, squirrel and other small game. The area fishing in the many nearby lakes, rivers and streams include bass, crappie, catfish, bluegill, perch and other pan fish.

LAND: The 2.23 acres of land is level and provides plenty of room for a garden and fruit trees if desired.

SERVICES: Electric, rural water and natural gas.

- Kiamichi Electric- averages about \$100.00 per month.
- Rural Water- Averages about \$35.00
- AOG- Averages about \$50.00

CONTACT US

MONTE SHOCKLEY

SALES ASSOCIATE

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🏠 Mixon Realty

📍 2507 N Broadway, Poteau, Oklahoma, United States, 74953

HOME: This traditional style brick and vinyl exterior constructed home was built in 2015. It has 1,736 s.f. of heated and cooled living area. It has a composition shingle roof, slab foundation front and rear covered porches and a double car garage. Features include living room, kitchen/dining, utility, pantry/saferoom, three bedrooms and two baths. Room descriptions and dimensions include the following:

LIVING ROOM: 14.3 x 17, Dark wood look laminate flooring, off-white textured walls, vaulted ceiling with fan and light and canister accent lights.

KITCHEN/DINING: 11 x 17, Oak formica top cabinets with ceramic backsplashes, double stainless sink, wood look inlay flooring. The appliances are all stainless steel Maytag and include gas stove, dishwasher and microwave.

SAFEROOM: 3.7x 9, This space also serves as a pantry. It has a steel door.

UTILITY: 5.4 x 9, Washer & dryer connections, cabinetry, electric hot water heater and commode.

BATHROOM: Sink with large mirror above, commode, tub with shower and oak cabinetry.

BEDROOM #1: 9.3 x 9.3, Ceiling fan, closet and awesome view of Sugarloaf Mountain in the distance.

BEDROOM #2: 8.9 x 10, Closet, view of Sugarloaf Mountain.

The interior hallway has a large linen closet.

MASTER BEDROOM: 10.2 x 14, Closet. Vanity, ceramic tile shower with sliding door and window overlooking the backyard.

GARAGE: 22.5 x 24, Two electric garage doors, access to attic which has some storage and exit walk through door to yard.

PRICE: \$155,000.00

TAXES: \$989.00DO

CONTACT AGENT: MONTE SHOCKLEY II (918)413-1890

BULLET POINTS

- SCENIC VIEW OF SUGARLOAF MOUNTAIN
- 1.736 S.F. OF HEATED & COOLED LIVING AREA
- SCENIC VIEW OF CAVANAL HILL
- COMFORTABLE 3 BEDROOM/2 BATH COUNTRY HOME
- BRICK & VINYL EXTERIOR
- DOUBLE CAR GARAGE
- SAFEROOM/PANTRY
- 2.23 ACRES OF LEVEL LAND
- GARDEN SPOT AND FRUIT TREES