

\$65,000

THREE BEDROOM HOME FOR SALE IN POCOLA, OKLAHOMA

MLS # 35018-82250



MLS# : 35018-82250

Price : \$65,000

Type : Home in Town

Size : 0.06 Acres

Beds: 3

Baths : 2.00

Year Built : 1986

Address : 106 Oak Street , Pocola , Oklahoma , 74953



FEATURES

- ✓ POCOLA, OKLAHOMA HOME
- ✓ LARGE LEVEL LOT
- ✓ STORAGE BUILDING
- ✓ ESTABLISHED NEIGHBORHOOD
- ✓ THREE BED/TWO BATH
- ✓ SHOP BUILDING
- ✓ MATURE SHADE TREES
- ✓ MONTE SHOCKLEY 918.413-1890

ABOUT THE PROPERTY

LOCATION: Located in the city of Pocola, Oklahoma, on 106 Oak Street. Pocola is about 16 miles southwest of Ft. Smith, Arkansas, population about 80,000. Area points of interest include Kerr Lake, Lake Wister State Park and the scenic Ouachita National Forest. The area has hunting for whitetail deer, wild turkey, black bear, wild hog, squirrel and a variety of other small game. Fishing is prevalent in the many area lakes, rivers and streams for crappie, bass, catfish as well as a variety of panfish. Hiking, camping, swimming, boating , ATV and jeep trails are prevalent in this part of the state of Oklahoma.

SERVICES: Electric, city water, city sewer, phone, mail delivery and internet.

LAND: .06 acres of level land. There are mature shade trees on the lot as well as plenty of room for a garden or fruit trees if desired. The rear yard is fenced with chain link fencing.

HOME: This traditional style home with composition roof, slab foundation, brick and vinyl exterior was built in 1986 and has 1,421 s.f. of heated and cooled living area. It features a living room, kitchen with dining area, utility, bonus room, three

CONTACT US

MONTE SHOCKLEY

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bedrooms and two baths. Room dimensions and descriptions include the following:

KITCHEN/DINING COMBO: Wood look laminate flooring, neutral beige walls with white trim, white kitchen cabinets with butcherblock formica tops, vent hood, dishwasher and double stainless sink.

BONUS ROOM: 11.7 x 19.7, Laminate flooring, paneled and painted walls, ceiling fan with light.

UTILITY ROOM: 5.4 x 11.7,

BATHROOM: Single tub/shower unit, single vanity, white tile flooring and sky blue textured walls.

LIVING ROOM: 12.5 x 15.1, Laminate floors, beige textured walls, white ceiling and woodwork.

BEDROOM #1: 10.3 x 11.5, Multicolor beige carpet, beige textured walls, white woodwork, ceiling fan, closet.

BEDROOM #2: 11.5 x 13.5, Multicolor beige carpet, beige textured walls, white ceiling and woodwork and window overlooking the rear yard.

BEDROOM #3: 10.2 x 13.5, Multicolor beige carpet, beige textured walls, white ceiling and woodwork and walk-in closet.

BATHROOM: Inlay flooring, white textured walls and ceilings, commode, and single vanity with cabinetry below.

POLE BARN: 22 x 26, Metal roof, side and roll up doors, cement slab.

STORAGE BUILDING: 10 x 16

PRICE: \$65,000

TAXES: \$656.67

AGENT: Monte Shockley (918)413-1890

KEY FEATURES

- Established Neighborhood
- Large Level Lot
- Three Bedroom, Two bath
- SHOP/POLE BARN
- STORAGE BUILDING
- HANDY TO FT. SMITH, ARKANSAS