



MLS# : 35018-82480

Price : \$59,500

Type : Home in Town

Size : 0.2251 Acres

Beds: 2

Baths : 1.00

Year Built : 1945

Address : 1105 Grace Street , Poteau , Oklahoma , 74953

FEATURES

- ✓ POTEAU HOME FOR SALE
- ✓ TWO BEDROOM ONE BATH
- ✓ LOTS OF INTERIOR UPDATES
- ✓ SHADED YARD
- ✓ HANDY TO CONVENIENCES
- ✓ SHOP/GARAGE
- ✓ HUNTING, FISHING IN THE AREA
- ✓ DARALI MIXON (918)647-6664

ABOUT THE PROPERTY

LOCATION: 1105 Grace St, Poteau, Ok 74953. Centrally located in our town about 4 blocks to Poteau High School, block to grocery market and bank, 6 blocks to downtown Poteau and handy to several churches. Older neighborhood of tree-lined quiet streets with similar homes in the neighborhood.

SERVICES: Poteau city water, sewer, natural gas, t.v. cable, school bus and mail delivery.

HOME: Country records show this home was constructed new in 1945. It is a frame home with masonry foundation with floors supported by piers and beams. It has 1,080 s.f. of heated & cooled living area. The exterior walls are a slate-type hard asbestos siding painted a light gray color. The original windows were updated to aluminum-framed windows to eliminate painting. Recent upgrades to the home include a new roof, new central heating and cooling system, new kitchen cabinets, counter tops, carpeting and wood laminate type floors and all new bathroom fixtures, floors and tile around the

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shower in the tub. Other features include the following:

Living room: Living room, kitchen and dining area are an open-type space with an 8 ft pass-through counter dividing the living area from the kitchen. Dimensions shown are as to use. Living area is 12 x 18, ceiling fan with light, light gray painted walls, wood trim, nice earth-tone carpeting.

Dining area: 8 x 10, light gray painted walls and the West wall is all native cedar wood.

Kitchen: 9 x 16, wood laminate floors, gray painted walls, about 20 ft of wood kitchen cabinets on 3 walls all painted white with black Formica counter-tops. There is a large window facing the rear yard area above the stainless double sink. There is a free-standing electric kitchen range with vented hood above.

Laundry/utility room: 7.5 x 10, wood laminate floor, light gray painted walls, hookups for washer and dryer, outside door to rear porch and yard area.

Hall: There is a pantry closet adjacent to the kitchen and a storage closet on the opposite wall. Both bedrooms open off the hall as does the bathroom.

Bedroom #1: 11.5 x 13, light gray painted walls, ceiling fan with light, his and her 6 ft closets, nice carpeting.

Bedroom #2: 10 x 13, varnished wood floors, light gray painted walls, ceiling fan with light and 6 ft closet.

Bathroom: Redecorated with new tub, tile surrounding the tub shower, new commode, new built-in marble-topped vanity with plate glass mirror and makeup light above. There is a storage closet in the bathroom.

Rear porch: 8 x 24 ft with cement floor and roof over the porch.

Garage/shop: 16 x 30 ft attached to the home used to park and car and as a wood-working shop. There is a wall-type AC unit for this room. It has a cement floor.

TAXES: \$335.40

PRICE: \$59,500.00

COMMENTS: Older home but many recent updates will assure comfortable living well into the future. It's very clean and ready for immediate occupancy being move-in ready.

If you have pets or children, one nice feature is the large well mowed chain-link fenced yard. If you want to garden, there is plenty of room here to grown your own vegetables. The man of the home will like the very large attached garage with room for wood-working equipment plus parking your car inside. Tree-shaded front yard. Handy location to schools, banking, grocery and other city conveniences.

BULLET POINTS:

1. Block to small neighborhood market.
2. Block to Community State Bank.
3. Several churches nearby.
4. 4 blocks to Poteau High School.
5. Half mile to fishing on Poteau River.

- 6. Carl Albert State College is here in Poteau.**
- 7. Hospital and library here in Poteau.**
- 8. Two golf courses in our town.**
- 9. Several medical clinics.**
- 10. Walmart Super-Center in Poteau.**
- 11. 30 minutes to larger city of Ft. Smith, Ark.**