



MLS# : 35018-82590

Price : \$105,000

Type : Home in Town

Size : 17640 Square Feet

Beds: 3

Baths : 1.50

Year Built :1973

Address : 102 Caroline , Poteau , Oklahoma , 74953

FEATURES

- ✓ POTEAU, OKLAHOMA HOME FOR SALE
- ✓ SCENIC MOUNTAIN & VALLEY VIEWS
- ✓ DEAD END PRIVATE LOCATION
- ✓ COVERED REAR PATIO
- ✓ HUNTING, FISHING, HIKING
- ✓ HANDY TO ALL CONVENIENCES
- ✓ NATIONAL FOREST NEAR BY
- ✓ MANY AREA LAKES, RIVERS,

ABOUT THE PROPERTY

LOCATION: 102 Caroline, Poteau, Ok 74953. This home is located at the end of a street which is only one block long to assure limited traffic. It is situated atop an elevated setting in North Poteau with a scenic overview of the valley below and Cavanal Mountain beyond.

LOT: 120 X 147 ft in size. The yard is level to gently sloping. The back yard of the home is completely fenced child and pet proof. The property fronts for 120 feet along Caroline Street.

HOME: The home was constructed new in 1977 as per county records. This is a ranch-type home with cement slab floor. It is frame constructed with all brick-veneer exterior walls and a composition roof. All exposed wood trim has been covered with metal and the windows are all newer vinyl thermal-type windows with low 'E' glass for maximum energy efficiency. The home has a

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central natural gas heating system and electric central cooling. The original system has been replaced with a new one. The home has about 1,436 s.f. of living area plus garage and porch. Features of the home include the following:

Living room: 14 x 24 with wood paneled walls which have been painted tan. New wood-laminate floors, ceiling fan with light, guest closet in foyer area.

Dining room: Double opening from living to dining area which is 10 x 10. Same wood laminate floors with wood paneled walls painted tan. There is an ornate light fixture for the dining area.

Kitchen: 10 x 16, same wood-laminate floors, wood painted walls painted gray. About 20 running feet of custom wood cabinets with Formica counter tops and ceramic tiled back splash. There is a double sink with disposal, drop-in electric cooking range, vented hood and a dishwasher. There is a ceiling fan light in the kitchen.

Laundry: About 6 x 8, same new wood-laminate floors, wood paneled walls, double folding doors for washer and dryer closet with hookups for both.

Bedroom #1: 11 x 12, same new wood-laminate floor, wood paned walls which have been painted gray, double closet with bi-fold doors, ceiling fan with light.

Bedroom #2 – 11 x 11, wood paneled walls, double closet with bi-fold doors, ceiling fan with light.

Hall bathroom: Same wood-laminate floors, marble-top vanity with mirror and lights above, commode, tub with tile enclosure and shower.

Master Bedroom #3: 10 x 13, same new wood-laminate floors, wood paneled walls painted beige, double closet with bi-fold doors, ceiling fan with light.

Master bedroom bath: Wood-laminate floors, marble top vanity with mirror and lights above, shower unit and commode.

Garage: 14 x 20 and an electric overhead door. There is a storage room at the end of the garage which is about 7 x 9 feet.

Rear patio: About 12 x 16, cement floor, aluminum patio cover over cement slab.

Front porch: About 4 x 26, cement floor, roof over the porch.

Heating system: A newer furnace unit, natural gas

Cooling system: A newer unit electric.

Roof: All composition shingles being a newer roof.

Windows: All newer vinyl windows thermal type and low 'E' glass for energy efficiency

TAXES: \$736.39 last year.

PRICE: \$105,000.

C O M M E N T S: Well located in North Poteau in a quiet 4 home compound at the end of the street where there is very little traffic. The elevated setting affords a scenic view of both the valley to the North and Cavanal Mountain to the West. The entire rear yard area is all chain-link fenced making a safe place for your pets or children to play. Also, there is plenty of room here for a garden or fruit trees if desired. There is a handy storage building in the back yard area. The home has all newer windows, newer roof, newer heating and

cooling system and all new wood-laminate floors throughout. Enjoy evening cook-outs where your covered patio overlooks a scenic valley below the hill with Cavanal Mountain beyond.