

## Residential Client Full

1000 Mockingbird Lane Muskogee, OK 74401  
 MLS#: 1502978 County: Muskogee Census Tract: List Price: \$299,500  
 Status: Active 01/30/15 School District: Muskogee - Sch Dist (K5) TRS: 15N-17E-24 LP/SQ: \$73  
 Type: House Subdivision: Muskogee Co Unplatted



### General Information

Style:	Ranch	Size:	
Beds:	4 Acres: 2.500	SqFt:	4083/Appraiser
Baths:	3/1 Lt Sze-Sqft: 108,900	SqFt2:	
Dir Hse Faces:	NW	SqFt3:	
Year Built:	1976/Court House	Under Const:	
Pool:	In-Ground, Gunite	Handicap:	No
Mineral Rights:		Safety Shelter:	Safe Room (indoor)
Roof:	Asphalt / Fiberglass		

Lot Description: Mature Trees  
 Legal: T15n R17e S24 Nw Sw Sw Ne

Remarks: Gorgeous 4 bed, 3.5 bath home (3 bed 2.5 bath up and 1 bed, 1 bath in basement) on 2.5 acres. Privacy fenced. MIL floor plan. 50x40 Morton building plus second shop. Large rooms. Lots of extras. Saltwater pool renovated in 2013.

Directions: From Hwy 69 & W Okmulgee go West on Okmulgee to Old Taft Road split stay right on Old Taft Rd and turn right (North) on Mockingbird Lane. Go 0.6 mile North to house on right (east) side of road.

### Listing Information

Counter Top Material:	Laminate	Windows:	Bay / Bowed, Vinyl, Wood
Garage:	2, Attached, Elec Overhead Door, Car Entry - Side	Patio/Deck:	Deck, Covered Porch
Foundation:	Partial Basement, Slab	Fence:	Decorative, Electric Gate, Privacy
Exterior:	Full Brick	Exterior Features:	Gutters, Horse Permitted, Hot Tub/Spa, Other
Floors:	Carpet, Tile, Wood	Additional Bldgs:	Shop, Storage
Basement:	Finished, Walk-out	Construction:	Wood Frame

### Features & Utilities

Water:	City	Hot Water:	2+ Zoned, Electric	Sewer:	City
Fireplaces:	2, Wood Burning	Appliances Incl:	Compactor, Dishwasher, Disposal, Range/Oven		
Heating:	Electric/Baseboard	Cooling:	3+ Units, Central AC, Zoned		
Range Description:	Drop-in	Oven Description:	Built-in, Single		
Energy:	Ceiling Fans, Attic Exhaust Fan				
Interior:	Hot Tub, Internet Wired, Smoke Detector, Vaulted Ceiling				
Appliance Connections:	Dryer-Electric (220), Electric, Oven-Electric, Range-Electric, Hot Water Heater-Electric, Washer Connection				

### Room Features

# Stories:	1.0	# Rooms:	9	# of Liv Areas:	2
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### School Information

School District:	Muskogee - Sch Dist (K5)	Grade School:	Benjamin Franklin
Middle/Jr High School:		High School:	Muskogee

### HOA Information

HOA:	No	HOA Fee:		Unit:		% Interest:	
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### Taxes

Taxes/Tax Yr/Tax ID:	\$2,685/2015/000015n17e24106420	Homestead:	Yes
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### Green Rating & Features

Green Certified:	No	Rating Org:		Energy Star Rated:		HERS Rated:	
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