

## Residential Client Full

3201 N Country Club Road Muskogee, OK 74403-2315

MLS#: 1545002 County: Muskogee Census Tract: 15N-19E-08  
 Status: Active 10/06/15 School District: Muskogee - Sch Dist (K5) TRS:  
 Type: House Subdivision: Riveroaks Estates

List Price: \$339,500  
 LP/SQ: \$114



### General Information

Style: English Size: 2978/Appraiser  
 Beds: 3 Acres: 0.50 SqFt:  
 Baths: 2/0 Lt Sze-Sqft: 21,723 SqFt2:  
 Dir Hse Faces: E SqFt3:  
 Year Built: 2002/Court House Under Const:  
 Pool: None Handicap: No  
 Mineral Rights: Safety Shelter: Safe Room (indoor)  
 Roof: Asphalt / Fiberglass

Lot Description: Corner Lot  
 Legal: LOT 3 BLOCK 3 Riveroaks Est

Remarks: Modern home sits on half acre lot in exquisite area of Muskogee. Open floor plan, tray ceilings, crown molding throughout. Bonus room upstairs could easily be 4th bedroom. Floored attic plumbed for addt'l bath if wanted. Gas see-thru fireplace. Safe room.

Directions: Shawnee & Country Club Rd, go North on Country Club Rd to Harris Rd & continue North on Country Club Rd and follow road right to the property on your left (west side of road).

### Listing Information

|   |  |
|---|--|
| Counter Top Material: Granite   | Windows: Casement  |
| Garage: 3, Attached, Car Entry - Side, Elec Overhead Door, Shelves, Work Area | Patio/Deck: Covered Patio, Covered Porch   |
| Foundation: Slab  | Fence: Full, Other   |
| Exterior: Full Brick  | Exterior Features: Ext. Fireplace / Fire pit, Gutters, Prof Landscaped, Sprinkler System |
| Floors: Carpet, Tile  | Additional Bldgs: None   |
| Basement: None  | Construction: Wood Frame   |

### Features & Utilities

|  |  |             |
|--|--|-------------|
| Water: City  | Hot Water: Gas   | Sewer: City |
| Fireplaces: 1, Gas Logs  | Appliances Incl: Dishwasher, Disposal, Microwave, Range/Oven |             |
| Heating: Gas/Central, Zoned  | Cooling: Central AC, Zoned                                   |             |
| Range Description: Cooktop   | Oven Description: Built-in, Single                           |             |
| Energy: Ceiling Fans, Extra Insulation, Programmable Thermostat  |  |             |
| Interior: 9+ Ceilings, Cable TV Wired, Central Vacuum, Floored Attic, Internet Wired, Security System-Owned, Smoke Detector, Wet Bar |  |             |
| Utility Connect Avail: Cable TV, Electric, Gas, Phone, Water   |  |             |
| Appliance Connections: Dryer-Electric (220), Electric, Gas, Hot Water Heater-Gas, Oven-Electric, Range-Gas, Washer Connection        |  |             |

### Room Features

# Stories: 2.0 # Rooms: 11 # of Liv Areas: 1

### School Information

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

### HOA Information

HOA: No HOA Fee: / Unit: % Interest:

### Taxes

Taxes/Tax Yr/Tax ID: \$3,280/2015/ Homestead: Yes

### Green Rating & Features

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

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Northeast Oklahoma Real Estate Services, Inc. © 2014