

# FOR SALE

## 313 W. Cedar Avenue Duncan, Oklahoma

**Real Property Consist of:** A 2 Bedroom Frame Home (Approximately 992 Square Feet) with a Large Living Room, Sunken Den (Enclosed One Car Garage), Kitchen, and a Full Bath. Note: Washer and Dryer Hookup in North Bedroom.

**Additional Improvements Include:** A New Roof is to be Installed in May 2021, New Carpet, a New Bathroom Floor and All New Window Blinds. Improvements also Include: Home was Remodeled in 2014, New Central Heat and Air 2014, New Gas Line in 2018 and a New Air Conditioner in 2020. All Situated on a Lot (49.7 x 165).

**Broker's Note:** Home is Move in Ready. This Home will make a Nice Starter Home or may be a Good Investment Property.

**Move In Ready!**  
**Priced to Sell!**  
**\$35,900**

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