

# FOR SALE

## Rock Home on 3.40 Acres 4275 West Seminole Road Duncan, Oklahoma

**Real Property Consists of:** A 2 Story 4 Bedroom Rock/Shake/Veneer Home with 3 Bathrooms (Approximately 3,387 Square Feet) with 3 Car Garage. Downstairs: Entry, Living Area with Corner Rock Fireplace, Dining Area, Den with Wet Bar, Utility Closet and a Free Standing Wood Stove, Kitchen with Dinette and a Full Bath. Upstairs: Balcony, 2 Bedrooms, 3/4 Bath and a Master Bedroom with a 3/4 Bath.

**Additional Improvements Include:** A Large Three Car Garage, a Floral Shop (18' x 25'), Wooden Storage Building (8' x 12') and a Wooden Tool Shed (5' x 16'). The Home also has an Inground Pool (needs some repair), Wooden Deck, Wooden Balcony (Upstairs) and a Large Covered Front Porch. All situated on a Nice 3.40 Acres (224' x 660') with Street Frontage on Seminole Road.

**Directions:** In Duncan, Oklahoma from the Intersection of New South Hwy 81 and Seminole Road; Go 1 1/8 Miles West on Seminole Road. The Real Property is situated on the North Side of Seminole Road.

**Broker's Note:** This is a Large 2 Story Home with an Inground Swimming Pool and a Number of Improvements. The Home has a Great Deal of Character with Good Curb Appeal.

# \$244,900

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