

# FOR SALE

## 1413 Aspen Avenue Duncan, Oklahoma

**Real Property Consists of:** A Nice 3 Bedroom Brick Home with a Living Room with Entry Hall and a Coat Closet, Kitchen with a Large Dining Area Combination and 1 3/4 Bath. The Kitchen has New Appliances and the Central Heat and Central Air are Like New.

**Additional Improvements Include:** A 2 Car Garage with a Chamberlin-Whisper Drive Door Opener. The Washer and Dryer Hookup are Situated in the Garage. The Home has a Wood Deck (12'x24') and a Wooden Storage Building (8'x10'). The Interior of the Home has New Texture, New Paint, New Carpet as well as New Vinyl Flooring. On the Exterior of the Home, the Facia and Soffit have been Freshly Painted. All Situated on a Nice Corner Lot with a Fenced in Backyard in a Great Location.

**Broker's Note:** The Home would make a great Starter Home. Interior of the Home is Freshly Painted, New Carpet and New Vinyl Flooring and is Move In Ready. Please See to Appreciate!

# \$74,500

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