

# FOR SALE

## 1904 West Oak Avenue Duncan, Oklahoma

**Real Property consists of** a Nice 2 Bedroom Brick/Vinyl Siding Home (Approximately 1,202 Square Feet) with a Large Living Room, Kitchen/Dining Area and Full Bath. The Home also has a Central Heat and Central Air Unit and a Covered Patio 12'x12' (2 years old).

**Additional Improvements include** an attached 1 Car Garage with Washer and Dryer Hookup. The Kitchen has new Flooring, New Granite Counter Tops. The Home also has Triple Pane Windows and recently Installed Roof (6/13/16), new Electrical 200 amp Box, a New Water Tank and Garage Door. All situated on a nice Lot with a Wooden Storage Building 12'x14' with a fenced in backyard in a Good Neighborhood.

# \$69,500

**Gary Criswell Auction Service & Real Estate, Inc.**  
580-255-8162 • 806 West Main • Duncan, OK • 580-467-2248  
(Auctioneer/Broker) email: [garycriswell@cableone.net](mailto:garycriswell@cableone.net) (Cell Phone)