

## **FOR SALE**

# **2217 West Spruce Ave. Duncan, Oklahoma**

**Real Property consists of:** a single-family home that contains 2,594 square feet and was built in 1973. It contains 3 bedrooms and 3 bathrooms. Beautifully landscaped home you will not want to miss! Include an office and 2 living areas. This home has wood flooring, crown molding throughout, 3 fireplaces, kitchen w/granite, and pot filler faucet, a large laundry room, and lots of storage. The oversized master has French doors going to patio, bath w/jetted tub, fireplace, and huge walk-in closet. Great backyard for entertaining which includes area for big screen tv, inground pool, pool house, and storm cellar.

# **\$169,500**

**Gary Criswell Auction Service & Real Estate, Inc.**

*(Auctioneer/Broker) [garycriswellauctioneers.com](http://garycriswellauctioneers.com) (Cell Phone)*

**580-255-8162 • 806 West Main • Duncan, OK • 580-467-2248**