

FOR SALE

3414 Kristin Lane Duncan, Oklahoma

Real Property Consists of: a Nice 3 Bedroom 2 Story Brick Home (Approximately 1,974 Square Feet) Downstairs: Large Living Room with Fireplace, Dining Room/Kitchen Combination, Utility Room and 3/4 Bath. Upstairs: 2 Bedroom, a Nice Den with Wood Beam Ceiling and 2 Skylights and Full Bath with 2 Vanities (nice). Note: Home has Hard Wood Floors throughout with Ceramic Tile in Bathrooms and Kitchen. Home has Vinyl Siding (nice) on exterior of Home, Storm Gutters and for the most part Maintenance Free.

Additional Improvements: Includes an Attached 2 Car Garage, Deck (11'x31') across East Side of Home with TREX Flooring, Hot Springs - Hot Tub, KOHLER Power System, Green House (6'x8') and a Lawn Mower Shed (10'x12'). All Situated on a Nice Lot with a Fenced in Backyard in a Great Neighborhood.

Broker's Note: Mrs. Al Crabtree (Cecile) is Selling her Home and is relocating to Winston Salem, North Carolina. A Public Auction will be conducted on April 14, 2018 to Sell her Personal Property. The Auction will include Household Furnishings, Antiques, Bedroom Furniture, MAYTAG Washer and MAYTAG Dryer with Pedestal, Tall Boy Chest, Secretary (nice), Patio Furniture (very nice) and many more items, too numerous to mention. Also included in the Auction is a 2015 MERCEDES BENZ - ML350 4 Matic SUV with 38,240 Miles (like new) and a 2005 MERCEDES BENZ SUV with 125,000 Miles. Vehicles are one Owner.

Please see to Appreciate!

\$135,000

Gary Criswell Auction Service & Real Estate, Inc.

(Auctioneer/Broker) garycriswellauctioneers.com (Cell Phone)

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