

# FOR SALE

**JUST LISTED**

**3705 Duncan Lake Road  
Marlow, Oklahoma**

A Nice Custom Built 3 Bedroom Brick Home (Approximately 3,055 square feet) with an Open Floor Plan. The Home has a Kitchen/Dining Area and Family Room Combination with a Fireplace, Oak Flooring and Cathedral Ceiling. The Home has a Den, Office Area, Utility Room, Maintenance Room and 2 Full Bathrooms. NOTE: The Master Bedroom has 2 Walk-in Closets, One May be Used as a Safe Room.

**Additional Improvements Include:** A Concrete Block Shop Building (24'x36') with Office and Winery. A Carport (20'x24') and another Carport (20'x20' and a 1967 ARTCRAFT Mobile Home (12'x45'). All situated on a 40 Acre Parcel Conveniently Located near the Duncan Lakes.

**Brokers Note:** The Home has Hardwood Floors throughout and is has been Very Well Maintained. Please See to Appreciate.

**PRICED TO SELL!**

**\$285,000**

Gary Criswell, Listing Broker

Becky Doyle, Sales Associate, GRI

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