

# FOR SALE

## 706 North 15th Street Duncan, Oklahoma

**Real Property Consists of:** A 3 Bedroom Brick Home (Approximately 1,804 square feet) with a Living Room/Dining Area Combination. The Home has 1 3/4 Bath, Kitchen/Den Combination with Stack Washer and Dryer and a Full Upstairs Loft with 2 Closets.

**Additional Improvements:** A Basement (8'x10') under the Kitchen Area, Vinyl Siding on Gables, Facia and Soffit, Covered Back Patio with Wooden Ramp/Attached 1 Car Carport and a Wooden Storage Building (8'x10'). All Situated on a Nice Lot with a Fenced in Backyard.

**Broker's Note:** The Home would make a great starter Home. The Home has good Curb Appeal and Conveniently Located near North Highway 81.

# \$65,000

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

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