

# FOR SALE

## 1311 Normandy Road Duncan, Oklahoma

**Real Property Consist of:** A Nice 3 Bedroom Brick Home (Approximately 1,776 Square Feet) with a Large Living Room with a Wood Burning Fireplace, Kitchen with (Nice Built-in Cabinets) and Dining Area Combination, a Pantry, Utility Room with Storage Area, Full Bath with a Large Tub and Walk-In Shower (Very Nice) and One Half Bath.

**Additional Improvements Include:** One Car Attached Garage with Storage Area, a Large Covered Back Patio (13'x24' Completed on January 20, 2021), Brick Storage Building/Workshop (15'x16') and a Covered Front Porch. The Home has a New Roof (12/15/2020) and a New Sewer Line Installed in 2019. All Situated on a Nice Lot with a Fenced in Backyard and a Circle Driveway.

**Broker's Note:** This is a Nice Home with Great Curb Appeal in a Good Neighborhood.

**Owner Says Sell!**

# \$110,000

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

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