

FOR SALE

Rock Home on 3.40 Acres 4275 West Seminole Road Duncan, Oklahoma

Real Property Consists of: A 2 Story 4 Bedroom Rock/Shake/Veneer Home with 3 Bathrooms (Approximately 3,387 Square Feet) with 3 Car Garage. Downstairs: Entry, Living Area with Corner Rock Fireplace, Dining Area, Den with Wet Bar, Utility Closet and a Free Standing Wood Stove, Kitchen with Dinette and a Full Bath. Upstairs: Balcony, 2 Bedrooms, 3/4 Bath, a Master Bedroom with a 3/4 Bath.

Additional Improvements Include: A Large Three Car Garage, a Floral Shop (18' x 25'), Wooden Storage Building (8' x 12') and a Wooden Tool Shed (5' x 16'). The Home also has an Inground Pool (needs some repair), Wooden Deck, Wooden Balcony (Upstairs) and a Large Covered Front Porch. All situated on a Nice 3.40 Acres (224' x 660') with Street Frontage on Seminole Road.

Directions: In Duncan, Oklahoma from the Intersection of New South Hwy 81 and Seminole Road; Go 1 1/8 Miles West on Seminole Road. The Real Property is situated on the North Side of Seminole Road.

Broker's Note: This is a Large 2 Story Home with an Inground Swimming Pool and a Number of Improvements. The Home has a Great Deal of Character with Good Curb Appeal.

PRICE REDUCED!

\$225,000

Gary Criswell Auction Service & Real Estate, Inc.
(Auctioneer/Broker) garycriswellauctioneers.com (Cell Phone)
580-255-8162 · 806 West Main · Duncan, OK · 580-467-2248