

# OPEN HOUSE

Sunday-November 20, 2022

2:00 PM - 4:00 PM

2113 Amhurst Avenue

Duncan, Oklahoma

MLS 36956

**Home and Improvements:** A Nice 3 Bedroom Brick Home (Approximately 1,810 Square Feet) with Living Room with Gas Log Fireplace, a Large Den with a Partial Raised Floor, Kitchen/Dining Area Combination, Utility Room and 1 3/4 Baths.

**Additional Improvements Include:** Attached 1 Car Carport, Vinyl Siding on Facia, Sofits and Gables. The Home has a Full Sprinkler System and a Nice Work Shop with Vinyl Siding (10'x30') and a Window Air Conditioner. All Situated on a Large Corner Lot (97'x103') with a Nice Fenced in Back Yard in a Great Location across the Street from Horace Mann School and 2 Blocks South of Duncan Regional Hospital.

Owner Says Sell! Priced Reduced!

**\$169,500**

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

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(Auctioneer/Broker/Realtor) email: garymcriswell@gmail.com