

FOR SALE

**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!

~~**\$197,500**~~

\$189,500

and \$5,000. Credit to Buyer at Closing!

Gary Criswell Auction Service & Real Estate, Inc.

580-255-8162 · 806 West Main · Duncan, OK · 580-467-2248

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