



OLD WESTLAND REALTY

Office: 575-854-2240 Fax: 575-854-2140
Email: info@oldwestland.com

Beverley Gallaher, Listing Broker. 505-401- 4754 email: bev@oldwestland.com

1203W. First St., Magdalena



Bungalow style Adobe w/frame addition:-

- 2 bedrooms
- 1 full bathroom with jetted tub & linen storage
- Mudroom / Pet all weather room w/doggie door
- Laundry room with separate electric water heater.
- Old Fashioned Kitchen with Gas Stove.
- Flooring: Laminate wood, carpeting and concrete.
- Village Water System (Metered)
- Permitted Septic System—installed December 2006
- Some outbuildings/potential Horse Stalls.
- Pro-Panel Roof on home +/- 15 years old.
- 2 water heaters - Electric in Laundry room & NEW gas in Kitchen.
- Gas wall heater in hallway
- Pellet Stove in living room
- Although not hooked up/functioning, there is a well on the property . It is believed to be approximately 250ft. Deep. Current owners cannot & will not guarantee this well as being capable of producing.

UTILITY & TAX INFORMATION (+/-Average)

Electric	\$60.00/month
Propane	1 -250 G. /year (per prior owner)
Pellets	Unknown cost
Water/Sewer/ Trash	\$35.00/month (per prior owner)
Insurance	\$
Property Taxes	\$670.93 (2008)

PRICED REDUCED TO SELL

PRICE: \$115,500.00

MLS# 648952

All measurements are approximate. Information is subject to change & should be verified by Buyer.

© Old Westland Realty 603 W. First St/P.O. Box 1082 , Magdalena NM 87825