



OLD WESTLAND REALTY

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

Beverley Gallaher, Listing Broker. 575-854-2240 email: bev@oldwestland.com

30 Wildwood Trail, Wildwood Subdivision

10.21 Acres - Lovely Setting & Home



- Ready for move-in.
- Price includes most furnishings, Washer Dryer & Refrigerator.
- Great location with mountain backdrop and views.
- 20' x 35' (700Sf.) - **2 Car Garage w/ Workshop.**
- 2- Story **1131 Sf. Home** (2-3 Bed / 2 Bath)
- Mudroom off kitchen + porch/sitting room.
- Well designed kitchen.

MUST SEE !!

UTILITY & TAX INFORMATION (+/-Average)

Electric	+/- \$120.00/month
Propane	None at this Time
Well	400' @ 25GPM
Septic	Permitted -1000 Gallon
Insurance	unknown
Association/Other Fees	\$65.00/year
Property Taxes	\$286.66 (2009)
MLS #	671097

- Landscaped front with circular entry driveway.
- Fenced area for your best friend.
- Deck off of upstairs M/Bedroom.
- 10' X 14' Storage Shed.
- Place for RV.

Covenants & Restrictions do apply, but don't rule these lots out because of this, as the restrictions are more "protective" than "restrictive". Please ask for a copy of the C&R's and judge for yourself.

PRICE: \$169,900.00

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

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